

SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/7313/Gen

Date : 10-11-2009

Circular No. 104

C I R C U L A R

- Sub : a) Parking requirement for S.R. Scheme submitted prior to 12-8-2009.
b) Regularisation of Transit Camp.
c) Security Deposit for basement proposed for storage in S.R. Scheme.
d) Submission of separate P.R. Card in words.

C.E.O. (SRA) after careful consideration has approved the following guidelines for approval of S.R. Schemes.

a) Parking requirement for S.R. Scheme submitted prior to 12-8-09.

In the S.R. Schemes submitted prior to 12-8-2009, the parking requirements shall be insisted as per the provision of Clause 36 (2) Table 15 of DCR 1991 as per the provisions approved under Notification TPB.4387/716/UD-11 (RDP) Dated 12th June 1990.

However, in respect of the proposals submitted after 12/8/2009, the parking requirements shall be insisted as per the modified Clause 36 (2) Table 15 of DCR 1991 approved under Notification u/No. TPB/4308/507/CR-76/08/UD-11 dtd. 12-8-09.

b) Regularization of works which are allowed free of F.S.I.

In S.R scheme the penalty for work which are allowed free of F.S.I as per various provision of D.C. Regulation 1991 and carried out without approval / commencement certificate shall be recovered as per following guidelines.

- i) Transit camp, foundation work of bldg., staircase room, lift machine room, overhead tank, swimming pool and electric sub station, etc. is to be charged @ 4% of ready reckoner, subject to minimum of Rs. 20,000/- on similar guidelines adopted by MCGM vide Circular u/No. CHE/DP/493/GEN dtd. 6-6-08 .
- ii) Basement, stilt, podium, staircase, lift area and refuge area etc. is to be charged on similar guidelines adopted by MCGM vide Circular issued u/No. CHE/77/DPC/ GEN dtd. 7-6-2004.
- iii) The penalties of regularization for commercial users will be double that of residential users and for industrial users it will be 1.5 times that of residential users.

c) Security Deposit for basement proposed for storage.

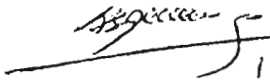
Security deposit for Basement area proposed for Storage shall be insisted @ 10% of Normal deposit . i.e.

Basement deposit in S.R. Scheme = Carpet area of basement in sq.m X 25% of Ready Reckoner rate as per main user X 10%

d) Submission of separate P.R. Card in words.

- i) While submission of the proposal if the area in the P.R. Card of CTS nos. are not in words, the permissible limit while approving the plans shall be restricted maximum to 75% of total BUA permissible insitu. Of the said 75% permissible BUA, initially 100% built up area for rehab building shall be allowed and then only, balance shall be utilized for sale component
- ii) After approval of layout and obtaining demarcation of plot boundary from competent authority with area confirmation by Architect/developer, the approval of plans shall be extended upto 90% of total BUA.
- iii) After submission of separate P.R. Card in words as per the layout for the sub divided plot, the approval of plans shall be considered for 100% of total BUA.

The orders issued under this Circular shall be scrupulously observed. This Circular is made effective from the date of issue.


15/12/2009
Dy.Ch.Eng.(S.R.A.)

Copy to :

Secretary (SRA)

Dy. Collector (SRA)

A.R.S. (SRA)

F.C. (SRA)

E.E. (SRA)-

A.E. (SRA)-

S.E. (SRA)-

P.A. to C.E.O. (SRA)

A.O. (SRA)

I.T. (S.R.A.)