

# SLUM REHABILITATION AUTHORITY

No. : SRA/ENCL/DESK-4/10292/Gen.

Date : **E 5 JAN 2010.**

**CIRCULAR No. : 107**

As per the provisions of Notification issued by Ministry of Environment & Forest, Govt. of India, dtd. 14.9.2006, prior environmental clearance from the concerned regulatory authority i.e. Central Govt. in the Ministry of Environment & Forest Deptt. is required for matters falling under Category 'A' in the Schedule and at State level the State Environmental Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the Schedule mentioned in the said notification before any construction work or preparation of land by the Project Management except for securing land.

While scrutinizing the various proposals of SRA, there is doubt in the mind of SRA staff whether NOC/Clearance in view of the said notification under reference is required for the following works :

**1. Construction of temporary Transit Camp**

As transit camp to be constructed for rehabilitation of existing hutment dwellers is of temporary nature and same is required to be demolished after construction and rehabilitation of eligible slum dwellers in newly constructed permanent rehab building, the NOC



prior clearance from Environmental Impact Assessment Authority of State Govt. of Maharashtra shall not be insisted for construction of temporary transit camps (on site or off site).

**2. Demolition of huts**

It may be stated that the huts are required to be demolished before construction of new building. Further due to demolition of existing slums/huts, the unhealthy/unhygienic conditions created are improved. Hence, demolition of slums/huts shall not be termed as preparation of land for development. However, if infrastructural work is to be carried out on the plot/land, then prior NOC/clearance from State Environmental Impact Assessment Authority of State Govt. of Maharashtra is required.

**3. Prior Clearance from State Environmental Impact Assessment Authority (S.E.I.A.A.) :-**

In the provision of Clause 3.17 of Appendix-IV of Reg. 33 (10) of DCR 1991 it is mentioned that 'After approval in the form of Letter of Intent is given to the Slum Rehabilitation Project, the area may be further sub-divided if necessary to earmark separate plots for the rehab component and the free sale component. The plot area and the built up area in terms of square meters on the said plot shall be separately mentioned in the lease agreements and

Records of Rights'. Further, as per the provision of Clause 3.18 of Appendix-IV of Reg. 33 (10) of DCR 1991, the Settlement Commissioner, Maharashtra State on payment of necessary fees as may be decided by the Govt. ensure that the City Survey Sheet and property cards are corrected accordingly and fresh property cards are opened for each of the plots i.e. Rehab component & Sale component giving details regarding the area of plots and total area of the floors of built up property and TDR given that is FSI used on that plot.

It gives clear provision to carve out rehab plots and sale plots to be developed separately in respect of approved S.R. Scheme as per the Letter of Intent issued by this Authority. If separate layout is approved after approval of Letter of Intent in the scheme and entity of rehab and sale plot is well defined after taking approval of subdivision/plot area confirmation from C.T.S.O. (SRA), the development of the S.R. Scheme can be categorized as rehab building project and sale building project.

As per the list of project table, 8 (a) Category 'B' of MOEF Notification dtd. 14-9-2006, where the building and construction projects having construction area/activity area equal to or more



than 20000 sq.mt. and less than 150000 sq.mt., the prior clearance of S.E.I.A.A. is required.

After careful consideration of above facts and in the interest of speedier disposal of S.R. Schemes and to achieve target of slum free Mumbai as envisaged by Ministry of Housing & Urban Poverty Alleviation, it is directed to observe the following guidelines.

1. In the Letter of Intent, the scheme parameters shall be approved thereby specifying the built up area of rehab plot and sale plot separately.
2. The layout shall be insisted for separation of rehab plot and sale plot.
3. The sub-division/plot area confirmation of rehab plot and sale plot shall be obtained from C.T.S.O. (SRA).
4. In case the covered construction area/activity area is equal to or more than 20000 sq.mt. in individual plot i.e. rehab or sale component, the prior clearance from S.E.I.A.A. shall be insisted before approving the plinth C.C. of the building.

In case of Composite Bldg./Bldgs. having built up area equal to or more than 20000 sq.mt., the prior clearance

from S.E.I.A.A. shall be insisted before approving the  
plinth C.C. of the building.

The concerned Engineering staff shall implement the above  
guidelines as a policy with immediate effect.



Chief Executive Officer  
Slum Rehabilitation Authority

Copy to :-

- 1) P.A. to CEO(SRA).
- 2) Secretary (SRA).
- 3) Admn. Officer.
- 4) Dy. Collector (SRA).
- 5) Asstt. Registrar (SRA).
- 6) Legal Asstt.(SRA).
- 7) Dy. Ch.E.(SRA).
- 8) E.E.(SRA) I/II/III.

