

SLUM REHABILITATION AUTHORITY

Circular No.18
97/98

No. SRA/Ch.E./1579
V Floor, Griha Nirman Bhavan,
Bandra [E], Mumbai - 400 051.

Date : 18 August, 1998

C I R C U L A R

For the purpose of swift and easy implementation of the Slum Rehabilitation Scheme and for the purpose of removing certain ambiguities in calculating FSI for balcony and staircase areas in SRD and SRA schemes the CEO, SRA is pleased to issue following guidelines / clarifications for information of all the concerned.

1. In old SRD scheme proposals where FSI consumed was 2.00 or more, balconies at the rate of 10 percent of respective floor area were not being permitted free of FSI. The same will now be permitted for free sale component in old SRD schemes on par with the SRA scheme proposals, without insisting for submission of revised Annexure - I.
2. In composite buildings, balcony to the extent of 10 percent of the floor area will be permitted free of FSI in the sale component. Such balconies need not be 10 percent of the respective floor area for only the sale component on the floor provided there is no open space between the sale component and the rehab component in the composite building.
3. Hypothetical balconies will be permitted in sale component on upper floors provided such balconies are above otha on ground floor with marginal open space distance of 1.5 mtr. However, in the case where shops are proposed projecting beyond building line, the first floor balconies will not be permitted.
4. As per the present practice temporary structure is permitted for a period of six months at a time not exceeding for a period of three years in aggregate, by charging six monthly fees. Now, fees for permitting temporary structures up to three years will be taken in advance while granting first permission and revalidation of such permission will be done as a routine matter, after every six months, without asking for the normal application for such removal from the Architect.
5. In old SRD schemes, premium for deficiency in open spaces and staircases will be charged at the rate of 100 percent of the then prevailing land rates as on the date of issue of LOI instead of present land rates. In SRA schemes, however, the same will continue to be charged at the rate of 10 percent of the present land rates.
6. If a phased programme for infrastructure development in the layout is submitted alongwith the layout plan entire deposit fee of the layout will be accepted and there is no need to obtain permission for paying layout charges at 10 percent at a time.
7. As per DCR 35 [2] [c] exclusion of areas covered by staircases from the FSI computation is at the liberty of the applicant. Hence, the same will not be insisted upon and will be excluded only if it is requested by the Architect / Developer. When

not excluded from FSI it will be considered as a part of built up area of the rehab component.

8. In case of proposals submitted under DCR 33 [14] for permanent transit camp the FSI in respect of SRA tenements [Rehab tenements] will be worked out by including the areas covered by balwadi, welfare centre, society office and passages.

Above guidelines / clarifications shall come into force with immediate effect.

Sd/
Chief Executive Officer