

SLUM REHABILITATION AUTHORITY

Circular No 27
1999-2000

No.SRA/Ch.E/Conversion
5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051.

C I R C U L A R

Sub : Conversion of old approved SRD schemes to new SRS schemes under the provisions of clause no. 10.1 of Appendix - IV of finally approved (8.6 of draft DCR) DCR 33(10).

A circular bearing no. SRA / Dy.CE / 2143 dated 16.10.1997, Circular no. 6 of 1997 - 98, was issued by this office prescribing conditions and the procedure for conversion of approved SRD scheme to SRA scheme.

In the said circular, in cases where rehab to sale ratio was higher than the SRA norms, the same ratio was allowed to be retained while conversion. But the extent of utilization of free sale built up area, so generated because of conversion, in situ and the extent to which TDR would be permissible, was not stipulated. In the Development Control Regulations sanctioned on 15.10.97, DCR No. 33(10), Appendix IV, Clause 3.9 permits utilization of FSI lesser than 2.5 in situ and balance in the form of TDR because of height restrictions, uneconomical site conditions, etc.

This office is receiving some applications for utilization of lesser FSI than 2.5 in situ and balance in the form of TDR as provided in clause 3.9. It has been therefore felt necessary to lay down the conditions for utilization of free sale component in situ and in the form of TDR in cases of conversions where ratios higher than the SRA norms have been retained.

This circular is therefore being issued to stipulate the conditions which are as given below :-

- a) All slumdweller's eligible on the basis of Electoral Roll of 1.1.95 should be accommodated. The developer / society should submit the list of beneficiaries certified by Competent Authority with reference to the Electoral Roll of 1.1.95.
- b) The developer / society may at their option provide Balwadi, Welfare and Society Office in the rehab component of the approved society. However, if it is technically feasible, efforts should be made to provide same.
- c) If the tenements density is less than that prescribed under D.C. Regulation the developer may at his option provide the PAP tenements to that extent.
- d) The developer will be required to provide constructed amenities / reservations as per that approval given to SRD scheme.

- e) The scheme should be free housing scheme and amount taken from the slum dwellers in the form of contribution or in any form should be returned. The developer should submit a registered undertaking to that effect.
- f) The developer should be agreeable to pay the amounts decided in Clause 9.1 towards maintenance charges per rehab tenement and infrastructure charges per sq.mts. for the area over and above the normal permissible FSI of the zone.
- g) If the work is already in progress under SRD scheme with carpet area less than 225 sq.ft. the developer need not provide 225 sq.ft carpet area. However, if it is technically feasible, efforts should be made to provide the rehab tenements with carpet area of 225 sq.ft.
- h) In view of the fact that ratio between rehab to free sale component is being allowed to be retained as per the old SRD approval, the developer will not be entitled to get free sale area and/or TDR against the construction of amenities / reservations as mentioned in (d) above. The developer will be required to construct the above amenities / reservations as approved under SRD Scheme and hand it over free of cost to MCGM / Public Body / SRA as the case may be
- i) If any additional rehab area on account of –
 - i) Balwadi, Welfare Centre or Society Office,
 - ii) increase in the built-up area of rehab in order to provide 225 sq.ft. carpet area tenement and
 - iii) extra rehab tenements including PAP tenements over and above the rehab area approved under SRD scheme is provided in the conversion scheme then the developer will be entitled for additional free sale area in the ratio mentioned in Clause 3.3 to 3.5 of Appendix IV of DCR 33(10) only.
- j) Out of the free sale built – up area made available to the developer, the developer will be compulsorily required to construct the part of free sale built-up area in situ at site with minimum area equivalent to zonal FSI of the said sub-divided plot for free sale area. For this purpose, the plot which is not used for rehabilitation or reservation purpose as per the approved layout, the same shall be regarded as sub-divided plot for free sale area subject to the condition that the sub-divided rehab plot should have the minimum tenement density as provided in Clause 3.12 of Appendix IV of DCR 33(10).
- k) If the developer wants to have TDR for the balance free sale area he will have an option to claim the TDR first and then construct in situ or in any combination as per the conditions laid down in Clause 3.9. TDR, however, can be claimed for the free sale over and above the area to be constructed in situ as mentioned in (j) here above.
- l) Architect and Developer should submit their conversion proposal on the basis of above Policy and Engineering Staff should scrutinize the proposal accordingly.
- m) This policy shall also apply to all such schemes which have already been converted to SRA schemes.

This circular has been issued after CEO/SRA's approval.

Sd/
Chief Engineer