

SLUM REHABILITATION AUTHORITY

Circular No 30
1999-2000

No.SRA/Engg./3052
5th Floor, Griha Nirman Bhavan,
Bandra (East) Mumbai 400 051.
Date :-27.9.1999.

C I R C U L A R

Sub: - Clubbing of two schemes approved under S.R.D.
& S.R.A. as per Provision 7.8 of sanctioned D.C. Rule 33(10).

In view of the provision 7.8 of sanctioned D.C.rules the developers have been requesting for allowing clubbing of slum schemes approved under old S.R.D.rules with those approved under new S.R.A.rules so as to avail the benefit of interchanging the Rehab. & Sale components within the schemes without exceeding the F.S.I. of 2.5 on the respective plot.

One such case requesting clubbing of one S.R.D.scheme of Bandra with one S.R.A.scheme of Santacruz of one of the same developers was therefore discussed in detail in H.O.D.meetings held on 13-7-99& again on 17-7-99 .The general opinion was that, in view of the provision 7.8 of sanctioned D.C.rule 33(10) the clubbing of slum schemes (of the same developer) approved under S.R.D.& S.R.A also can be allowed if the two schemes are in same Rehab: Sale ratio zone as laid down in the clause 3.3 to 3.5; so as to ensure that no sale F.S.I. get floated from higher ratio zone to lower ratio zone.

C.E.O. (S.R.A.) after careful consideration, has therefore approved the following policy for allowing clubbing of S.R.D.& S.R.A schemes as per provision 7.8 of D.C.R.33 (10):

The clubbing of S.R.D.& S.R.A. schemes can be allowed provided,

- 1] The developer of both the schemes is same.
- 2] The schemes to be clubbed should be in the same Rehab: Sale ratio zone as laid down in clause 3.3 to 3.5 of sanctioned D.C. Rule 33(10).
- 3] The validity of the schemes to be clubbed is not expired and/or any of the schemes/project is not completed.
- 4] The ratio of Rehab: Sale in approved S.R.D. scheme shall be more or less the same with 10% plus or minus variation as per approved S.R.A.norms of that ratio zone.

- 5] The built up area interchanged in such schemes shall be equal. i.e. if 200 Rehab. tenements having Rehab. built up area as 5000 sq.mtr. are shifted to other site being clubbed then sale area of 5000 sq.mtr. shall be shifted to first site there by [in lieu of Rehab. area) keeping F.S.I. on sites of either schemes as the same as before shifting of Rehab./Sale built up areas.
- 6] The inter changing of Rehab. & Sale components in both the schemes can be allowed without insisting for revised Ann.-I for S.R.D.scheme; provided the F.S.I.on the respective plot does not exceed approved F.S.I. in the respective schemes.
- 7] The total sale area of the schemes to be clubbed including T.D.R. generated if any; shall remain the same even after clubbing.
- 8] The consent of the slum dwellers affected by clubbing and interchanging of Rehab. & Sale components shall be submitted.
- 9] The mandatory benefits such as maintenance deposit of Rs.20,000, Free housing, Tenement of carpet area of 225 sq.ft. etc. shall be made available to the 2slum dwellers affected by clubbing of the schemes.
- 10] No extraordinary concessions in open space requirements or condonation of parking shall be allowed for construction of additional sale area that may be available due to clubbing.

This policy which is approved by C.E.O.(S.R.A.), shall come into force with immediate effect .

Sd/
E.E.(S.R.A.)II