

SLUM REHABILITATION AUTHORITY

Circular No 31

No.SRA/Engg./Circular/3693
5th Floor, Griha Nirman Bhavan,
Bandra (East) Mumbai 400 051.

C I R C U L A R

Sub : Recovery of premium for condoning deficiency in required open spaces for proposed sale buildings.

In view of provision of DCR 33(10) – Appendix IV – Clause No. 6.25, which is in operation due to Government Order dated 15.10.99 and 6.2.97, certain relaxation in bldg and other requirements can be granted for sale bldg by recovering 10% of normal premium. Sale bldg in S.R. Schemes are accordingly being approved condoning the deficiency in requirement of marginal open spaces by recovering premium. While working out the premium, the required land component against deficiency is multiplied by land rates issued by MCGM from time to time. 10% of such normal premium is charged as condonation premium in S.R. Scheme. The Slum Redevelopers' Association has represented the matter stating that since such condonation of deficiency is related to land available for development, the premium so calculated shall be corrected by dividing the land rate / premium by floor space index proposed to be used on site. It was also represented that MCGM has been following the same practice.

The matter was discussed in detail in Grievances Redressal Cell meeting and it was felt that there is logic behind calculating the premium for deficiency in open spaces on the basis of rate of land component i.e. land rate divided by FSI permitted on plot. The formula for working out condonation premium therefore was finalised as under :-

Premium = $\frac{10\% \times \text{deficiency in open spaces for all floors} \times \text{Land rate}}{\text{FSI permitted on plot}}$

All staff working in SRA are requested to take note of above decision.

Sd/
Chief Executive Officer