

SLUM REHABILITATION AUTHORITY

Circular No. 40

No. SRA/Engg. Wing/7161
5th Floor, Griha Nirman Bhavan,
Bandra [E], Mumbai - 400 051.
Date : 15.5.2000

Sub : Statutory payments of Rs. 20,000/- and Rs.840/-.

Partial modification to Circular No. 7 dated 25.11.97.

Please read Circular No.7, dt.25.11.1997 (page no.50 of Guidelines) in which guidelines for payment of maintenance charges and infrastructure charges have been laid. Now that SRA has proposed to reduce the maintenance deposit amount from 20,000/- to 10,000/- and infrastructure charges from Rs.840/- to 560/- for suburbs and extended suburbs and now that there being slack in the property market, the developers are insisting for reduction in payment as proposed by Slum Rehabilitation Authority and to charge Rs. 560/- only after consumption of permissible zonal FSI on the site.

After careful examination and after discussing the issue in HOD meeting it has been decided to issue further clarification for that circular as given below :-

Regarding Maintenance Deposit Amount:-

The procedure of recovering the amount as laid down in Circular No. 7 dated 25.11.97 will remain the same. However total deposit amount for suburbs and extended suburbs will be Rs.10,000/- per tenement as approved by SRA subject to undertaking that if Govt. disagrees with SRA's proposal full Rs. 20,000/- will be paid. The proportionate amount will be recovered at stages as mentioned in the said circular dtd.25.11.1997 with necessary undertaking from the developer. However if the Govt. does not take decision in the matter then before grant of O.C.C. to sale building, entire amount as per Rs.20,000/- shall be recovered. For S.R.Schemes in Island city, there will be no change in the circular. The maintenance deposit will continue to be Rs.20,000/- per tenement and proportionate amounts will continue to be recovered at appropriate stages as per circular dtd.25.11.97.

Regarding Infrastructure Charges :-

In this case Rs.560/- per sq.mt. for proposals in subs / Ext. subs will be charged on built up area constructed beyond normally permissible f.s.i. of the zone in suburbs and extended suburbs as per SRA's proposal subject to an undertaking from the Developer that if Government disagrees with SRA's proposal full amount of Rs. 840/- will be paid. However first installment of Rs.400/- per sq.mt. need not be paid proportionately at the

time of C.C. of sale bldg if the full built up area of rehab plus part of sale for which C.C. is asked does not exceed the zonal permissible f.s.i. The first installment of Rs.400/- per sq.mt. shall be paid at the time when the permissible zonal f.s.i. is actually crossed by the developers at a particular stage of construction of sale bldg. In such cases, it is therefore necessary to grant first commencement certificate to sale building upto permissible zonal f.s.i. and further commencement certificate is to be granted only after recovery of infrastructure charges @ Rs. 400/- per sq.mtr. proportionate to the built up area of sale component. The second installment of Rs. 160/- will be paid at the time of occupation certificate of free sale building proportionate to the built up area of free sale component subject to necessary undertaking.

In case developer asks for TDR and if the total rehab.B.U.A sanctioned + TDR so asked does not exceed the permissible zonal f.s.i. then infrastructure charges may not be recovered. But if the Rehab. built up area + TDR exceeds the zonal permissible f.s.i. then the excess TDR shall be charged with proportionate infrastructure development charges at Rs.560/- per sq.mt. subject to above referred undertaking.

However, before grant of O.C.C. to sale component or grant of final TDR the entire infrastructure charges due at rate of Rs. 840/sq.mtr. or as per the Government decision shall be insisted.

In Island city the rate of infrastructure charges shall remain 840/sq.mtr. as in force now.

Projects under clause 3.11 where only TDR is claimed.

In respect of S.R. Projects under clause 3.11 where C.C. upto plinth for rehab.bldgs is first granted and further C.C. beyond plinth is granted thereafter. TDR is claimed for the work done upto plinth. The same is worked out at the rate of 18% of the total built up area of rehab. component of the respective building. The f.s.i. consumed at this stage for the project would be the actual plinth constructed on site plus equivalent TDR claimed. Further-C.C. shall be given to such rehab.bldgs. whose full built up area alongwith total plinth area constructed on site and the TDR granted against that plinth does not exceed the zonal permissible f.s.i. Till that time no infrastructure charges shall be recovered but as soon as rehab. built up area + TDR exceeds the zonal permissible f.s.i. full amount of Rs.560/- or 840/sq.mtr. as the case may be, proportionately, be recovered subject to usual undertaking from the developer. However if the Govt. does not take decision in the matter then before grant of final TDR the infrastructure charges due at the rate of Rs.840/- sq.mt. shall be recovered:

Above guidelines shall be read alongwith circular no.7, dtd.25.11.1997 and shall come into force with immediate effect.

Issued with due approval from Chief Executive Officer, Slum Rehabilitation Authority.

Sd/
DDTP