

## SLUM REHABILITATION AUTHORITY

No.SRA/Eng/2000.

5<sup>th</sup> floor, Griha Nirman Bhavan,

Bandra (E), Mumbai 400 051.

Date: 14/06/20002

**Circular No. 52**

### CIRCULAR

Sub : Statutory payment of Maintenance Deposit of RS. 20,000/- and Infrastructure Charges of Rs. 840/-

Ref : Circular No. 48 dtd. 13/02/2001.

The issue of recovery of infrastructure charges was examined with reference to the representation received from Slum Redevelopers Association for recovering infrastructure charges only after consumption of permissible Zonal FSI while recommending TDR, due to slack in the property market. After examining the issue in light of the provisions of clause 9.2 of Appendix-IV, DCR 33 (10), it has been decided that henceforth, the recovery of infrastructure charges shall be made after zonal permissible FSI is crossed, even in cases where TDR is claimed. In view of the above, modified procedure for recovery of infrastructure charges and maintenance deposit is laid down as under, in supersession to the circular no. 48 dtd. 13/02/2001 issued earlier.

1. Regarding Maintenance Deposit, the amount to be paid to SRA shall be as per clause 9.1 of Appendix-IV, DCR 33 (10) and the procedure of recovering the amount as laid down in circular no. 7 of 25/11/1997 will continue.
2. Regarding infrastructure charges, the amount to be paid to SRA shall be as per clause 9.2 of Appendix-IV to DCR 33 (10) and the procedure of recovering the amount shall be as per circular no. 7 of 25/11/1997. However, in cases where TDR is claimed, the recovery of full amount of Rs. 840/- sq. mt. shall be made only after zonal permissible FSI is crossed i.e. if

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construction of Rehab and Sale area permitted on site + TDR to be recommended together exceeds the built up area permissible as per zonal permissible FSI. It is further clarified that in cases where the infrastructure charges against TDR are not recovered, due to not crossing the limit of zonal permissible FSI, the recovery of infrastructure charges of RS. 840/- shall be made while granting any further development in scheme including Rehab Bldg./Composite Bldg. as per procedure laid down in circular no. 7.

3. In case of projects under clause 3.11, where only TDR is claimed, amounts of Maintenance Deposit and infrastructure Charges shall be as per clause 9.1 and 9.2 of Appendix-IV, DCR 33 (10) and the procedure of recovering the said amount shall be as per circular no. 7 dtd. 25/11/1997 except that the infrastructure charges becomes due in such cases only after the built up area constructed on site as per tripartite agreement and the TDR generated thereon and claimed to be released together exceed the zonal permissible FSI.

This circular shall come in to operation w.e.f. the date of issue of this circular and retrospective benefit of this policy shall not be given to the cases where part development is completed and TDR is released or where facility of deferment in payment is granted as per earlier policy.

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

**Dy. Director of Town Planning  
Slum Rehabilitation Authority**