

## SLUM REHABILITATION AUTHORITY

Circular No. 53

No. SRA/ENG/9170/to 8 May 2003.  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (E), Mumbai – 400 051.

### C I R C U L A R

Sub : Implementation of Provision 3.12 of DCR 33 (10).

As per the provision of clause 3.12 of modified D.C. Regulation 33 (10) Sanctioned on 15/10/1997, the minimum density of Rehabilitation Component on plot shall be 500 tenements / net hectare and if the number of tenements to be provided to existing eligible Slum dwellers is less than the minimum 500 tenements over free of cost to the Slum Rehabilitation Authority which shall use it for the purpose of transit or Project Affected Persons or pavement dwellers or eligible slum dwellers from other slums.

In view of the above provision, it is observed that in case of slums which are situated on part of a large plot owned by Government/ MCGM / MHADA or any other Government Authority, the entire such large plot is being undertaken for implementation of Slum Rehabilitation Scheme on the pretext that the said entire plot is censused or declared as slum and by offering necessary PAP tenements as per clause 3.12 of DCR 33 (10). It is felt that such a practice is causing sheer waste of FSI potential of the plot owned by public authority and giving unnecessary advantage of land potential to the private Developers who are developing such plots under Slum Rehabilitation Scheme.

The matter was therefore discussed in the Head of the Departments Meeting held on 28/04/2003 with CEO (SRA) when it was opined that necessary guidelines are required to be formulated to curb such practice.

It has been therefore decided that 'in case of lands belonging to Government /MCGM/MHADA or any other Government Authority, where density of existing slum is considerably less than 500 tenements / net hectare and where, by implementation of Slum Rehabilitation Scheme the no. of PAP tenements generated is large, in such cases as a rule, no. PAP tenements shall be restricted to 33% of total no. rehabilitation tenements required as per minimum tenement density of 500 tenements / net hectare. This will result in restricting the land area which is actually required for implementation of scheme with maximum 33% PAP tenements of total rhab. Tenements, thereby saving of land. Such surplus land which is cleared, shall be carved out and handed over to the land owning authority in vacant form, at the completion stage of the scheme.'

However, in certain specific cases where such un-encumbered portion of larger plot can not be carved out due to peculiar site conditions like scattered slum structures, site having physical constraints on development, etc., the above restriction may be relaxed on merits by taking special sanction from CEO (ERA) in such individual cases.

The above decision shall be implemented with immediate effect.

Chief Executive Officer