

# SLUM REHABILITATION AUTHORITY

Circular No.6  
97/98

No. SRA/DyCE/2143  
Date :21.8.97

## C I R C U L A R

Sub : Conversion of Old Approved SRD Scheme to New SRA Scheme under provision of Rule No. 8.6 of Amended Draft D.C.R. 33[10].

The conversion of old approved SRD Schemes to new SRA Schemes under the provisions of Rule No. 8.6 of Amended Draft D.C.R. 33[10] published by the State Government on 27.8.96. The conversion of old SRD Schemes to SRA Schemes is permissible , provided if full Occupation Certificate has not been given and conditions relating to payment of Rs. 20,000/- per Tenement and Rs.,840/- per sq.m. for the entire Built up Area are complied with.

With the introduction of this Regulation number of applications are being received from the Architects/Developers for conversion of approved SRD Schemes to SRA Schemes to avail the benefits of new DCR such as ratio of rehabilitation component to sale component as 1:0.75 in City, 1:1 for suburbs and extended suburbs and 1:1.33 for difficult areas regardless to the sale rate approved earlier by the SRD Committee. Based on this Regulation number of old schemes have already sought conversion to SRA schemes.

In view of above Regulation the matter came to be discussed in the Head's of Department Meeting held on 2.9.97 and 9.9.97 when all the pros and cons of the conversion proposal, were discussed.

In view of the detailed discussion and as approved by the undersigned under No. SRA/DY.CE/2143 dated 24.9.97 the conversion proposal under 8.6 of DCR 33[10] will be processed provided :

[1] All slumdwellers who are eligible as per 1.1.95 Electoral Roll are accommodated. The Owner / Developer / Society should submit the list of additional beneficiaries with Electoral Roll undertaking that these are only new incumbents which can be held eligible on the basis of Electoral Roll of 1.1.95.

[2] The scheme should be free housing scheme and amount taken from the slumdweller should be returned . The amount of contribution towards construction of the Flat taken earlier or under SRD Scheme should be returned. The Owner / Developer / Society should get Registered Undertaking to this effect.

[3] The Owner / Developer / Society should be agreeable to pay Rs. 20,000/- per tenement for rehabilitation component and Rs. 840/- per sq.m. for entire Built Up Area as provided under DCR of SRA.

However, the following conditions are not mandatory :

[1] If the work is already in progress under SRD Scheme with lesser area than 225 sq.ft. the Developer need not be asked to provide 225 sq.ft. carpet area.

[2] The Developer need not provide Balwadi, Welfare Centre and Society Office, etc.

[3] The tenement density of 500 per tenement per hectare need not be made applicable.

[4] The Rehabilitation Component to Sale Component ratio need not be altered on the basis of 1:0.75 in City, 1:1 for suburbs and extended suburbs and 1:1.33 for difficult areas if this ratio of Sale to Rehabilitation approved by the SRD Committee is acceptable to the Developer.

However, if the Engineering staff while scrutinising the proposal is of the opinion that there is scope for change of planning, if the work is not in progress or at the early stage they may recommend to insist upon certain provisions of SRA scheme to CEO (SRA) who will use his discretionary power either to insist on inclination of the conditions or otherwise while proving conversion. This policy will come into force with immediate effect.

Architect / Developer should submit their conversion proposal on the basis of the above policy and Engineering staff will scrutinise the proposal accordingly.

Sd/  
Dy.C.E.[S.R.A]