

SLUM REHABILITATION AUTHORITY

Circular No.7-A
97/98

No. SRA/Ch.E./3130
Date :3.12.97

C I R C U L A R

The Government of Maharashtra in Urban Development Department has approved amended DCR 33(10) which has come into operation from 15.10.97. Under Clause 3.8 of the said Regulation the Built Up Area in excess of 2.5 FSI on any slum site will have to be floated in the form of 'Transferable Development Rights (TDR) in accordance with the provisions of Appendix VII-B.

Clause 3.9 states that where full FSI of 2.5 cannot be used on site due to height restrictions, uneconomical site conditions, etc., the same may be allowed as TDR even, without consuming FSI upto 2.5 on the same site. The Clause further clarifies as to when such TDR can be granted. It has been mentioned that TDR may be allowed only when the framework for one complete building in Rehabilitation Component is constructed or when 10% of the Rehabilitation Component has been constructed on site and the said TDR will not exceed 50% of the construction of Rehabilitation Component at any point of time till the total Rehabilitation Component has been completed.

The meaning of the term framework has not to be taken literally. Framework of one complete building in rehab component would mean part of the rehab component that is ready for occupation by slum dwellers. Hence, if Occupation Certificate or part occupation certificate of a rehab building has been obtained, TDR may be allowed to the extension of freesale area that is due against 50% of the rehab component (for which Occupation Certificate has been obtained). In the Slum Rehabilitation Scheme, occupation of the rehabilitation component is of prime importance and first benefit of this scheme is required to go to the rehabilitation component. The Architect / Developer / Slum dwellers should request grant of TDR based on the clarifications stated above.

Sd/
Chief Executive Officer