



SLUM REHABILITATION AUTHORITY

Circular No. 168

No. 14387
Date: 31 DEC 2015

Sub: - Principal Acceptance letter.

Whereas the Slum Rehabilitation Authority constituted under Sec. 3(A) of the slum Act is vested with the several duties and functions and to do all such other acts as may be necessary for achieving the objects of Rehabilitation of Slums. As well as the Slum Rehabilitation Authority has been declared as Special Planning authority U/Sec. 2 (19) (b) of M.R.&T.P. Act, so in exercise of these powers the Slum Rehabilitation Authority is taking extraneous efforts to achieve the noble object of Slum Rehabilitation and to make the Mumbai and Thane slum free cities.

Time to time Slum Rehabilitation Authority has put various efforts for speedy implementation of scheme but the desired speed could not be achieved. Presently, the proposals of Slum Rehabilitation Scheme pass through various stages i.e. Acceptance, Annexure II, L.O.I., Layout, I.O.A., C.C., FCC, OC and final possession.

In several Slum Rehabilitation schemes the developers/societies are required to obtain various permissions from different statutory authorities like CRZ, Airport Authority, MOEF, HRC, etc., and as per prevailing practice the developer/society apply to these authorities when LOI is issued to the scheme. Generally, after acceptance of scheme the proposal reaches to the stage of LOI after 7-8 months.

After issuance of LOI major compliances of terms and conditions in LOI are to be complied with, which requires another 7-8 Months. Since, the developers/societies are approaching to various statutory authorities for required permission only after issuance of LOI and the considerable time is being passed in obtaining such permissions and the desired speed of Slum rehabilitation is not being achieved. If the developers/societies are allowed to apply these various statutory authorities for necessary permissions

AE-

EE-WS

In order to bring clarity about allowing use of additional 0.50 FSI, in respect of proposals of starred category Hotels in suburbs and extended suburbs following guidelines are issued-

1. 0.40 additional FSI may be allowed as per provision of Regulation 32 of DCR 1991 & further modification u/no. TPB-4312/263/CR-77/2013/ UD-11 dtd. 4.12.2015 by Changing premium applicable as per the rates mentioned in the said modifications i.e. the premium shall be charged for additional 0.50 FSI at the rate of 60% of the land rates of Annual Statement of Rates (ASR) of the year in which such FSI is granted in respect of proposals of starred category hotels in suburbs and extended suburbs. **This will be allowed in view of fact that Clause No. 10 of amendment for additional 0.50 FSI dated 24.10.2011 & further modification dtd. 4.12.2015 do not "prohibit" use of such FSI for starred category residential hotels.**
2. Such maximum 0.40 additional FSI as per the provisions of regulation 32 will be allowed if and only if additional FSI as admissible under 33(4) is availed from the State Government in Urban Development Department & 0.10 TDR in the form of slum TDR is utilised.
3. Such additional 0.40 FSI (premium FSI) will be forming the part of total limit of TDR admissible i.e. 0.50 TDR permissible under sub regulations 33(4).
4. In the nutshell, when 0.50 additional FSI as per DCR 32 is allowed, TDR use will be restricted/ reduced, such that combination of 0.40 additional FSI & TDR will not exceed 0.50 TDR permissible under Regulation 33(4).
5. The relevant Clauses of Regulations 32 shall also be applicable for utilization of 0.40 additional FSI for starred category Hotel proposals.

The concerned staff working in the Building Proposal Section shall take note of above policy in dealing with such type of cases.

Sd/-
Ch.Eng. (DP)

sd/-
Municipal Commissioner

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For information & to take further necessary action in this regard. The copy of the notification of Sr.No.4 of the reference is available in the Govt. of Maharashtra Website www.maharashtra.gov.in under Acts / Rules links.

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dtd. 02/01/2016

Pratik
02/01/16
CH.E.(D.P.)i/c.