

झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व
पिंपरी-चिंचवड क्षेत्र
विकास नियंत्रण नियमावली बाबत, महाराष्ट्र
प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६ च्या कलम ३७(१-बी)
अन्वयेच्या प्रस्तावास कलम ३७(२) अन्वये
मान्यता देणेबाबत.....

महाराष्ट्र शासन

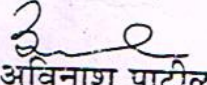
नगर विकास विभाग
मंत्रालय, मुंबई - ४०००३२

शासन निर्णय क्रमांक-टिपीएस-१८१२/७८६/प्र.क्र.२६२/१३/पुनर्बाधणी क्र.९०/नवि-१३
दिनांक : ११/०९/२०१४

शासन निर्णय : सोबतची शासकीय अधिसूचना महाराष्ट्र शासन असाधारण राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,




(अविनाश पाटील)
सह सचिव, महाराष्ट्र शासन

प्रत :-

- १) मा.मुख्यमंत्री यांचे प्रधान सचिव.
- २) मा.राज्यमंत्री (नवि) यांचे खाजगी सचिव.
- ३) प्रधान सचिव (नवि-१) नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) प्रधान सचिव, गृह निर्माण विभाग, मंत्रालय, मुंबई.

प्रति:-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) सह संचालक, नगर रचना, पुणे विभाग, पुणे.
- ३) विभागीय आयुक्त, पुणे विभाग, पुणे.
- ४) आयुक्त, पुणे महानगरपालिका, पुणे.
- ५) आयुक्त, पिंपरी-चिंचवड, महानगरपालिका, पिंपरी.
- ६) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व पिंपरी-चिंचवड क्षेत्र, पुणे.
- ७) मुख्य कार्यकारी अधिकारी, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, पिंपरी.
- ८) मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, पुणे.
- ९) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.
- १०) जिल्हाधिकारी, पुणे.

११) व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारगृह, पुणे ४११ ००६.

त्यांना विनंती करण्यात येते कि, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती शासनाच्या नगर विकास विभागास, गृह निर्माण विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, सह संचालक, नगर रचना, पुणे विभाग, पुणे, मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व पिंपरी-चिंचवड क्षेत्र, पुणे, सहायक संचालक, नगर रचना, पुणे शाखा, पुणे व जिल्हाधिकारी, पुणे यांना पाठवाव्यात.

१२) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करण्याबाबत कार्यवाही करण्यात यावी.

१३) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरची अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

१४) निवडनस्ती (नवि-१३).



NOTIFICATION

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai - 400 032.
Date : 11/09/2014

Maharashtra
Regional
and Town
Planning
Act, 1966

No.TPS/1812/786/CR-262/13/Reconstruction No.90/UD-13 : Whereas, the Government of Maharashtra vide Housing Department's Notification No.झोपुयो-२००४/प्र.क्र.२१३/झोपसु-१, दि.३० जून, २००५ has appointed the Slum Rehabilitation Authority for Pune and Pimpri-Chinchwad Area (hereinafter referred to as "the said Authority") under the provisions of Section 3-A of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971;

And whereas, the said Authority is the Planning Authority, under the provisions of Section 2(19)(b) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No.XXXVII) (hereinafter referred to as "the said Act"), for the slum rehabilitation area declared under Section 3C of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971;

And whereas, the Government in Urban Development Department vide Resolution No.TPS-1808/CR-1242/08/UD-13, dated the 11th December, 2008 (hereinafter referred to as "the said Directives"), has directed the said Authority to submit a modification proposal after following procedure as stipulated under Section 37(1) of the said Act, to incorporate the Special Regulations for the said Authority, as appended to the said Directives;

And whereas, the said Authority, pursuant to the said Directives to adopt the special regulations (hereinafter referred to as "the Proposed Modification"), after following all the legal formalities stipulated under Section 37(1-B) of the said Act, has submitted the proposed modification to the Government vide letter dated the 19/12/2011;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification needs to be sanctioned with certain changes;


Now therefore, in exercise of powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed Modification with certain changes, and for that purpose directs that, the special regulations as prescribed in Appendix-A hereto, shall be made applicable for the said Authority;

This Notification shall be kept open for inspection by the general public during office hours in the office of the Chief Executive Officer, Slum Rehabilitation Authority for Pune and Pimpri-Chinchwad Area, II-Mutha Chambers (Annex Building), Senapati Bapat Marg, Pune-16, for a period of one month.

This Notification shall also be published on the Government web-site - www.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,




(Sunil Marale)
Under Secretary to Government

APPENDIX-A

**(APPENDED TO THE GOVERNMENT IN URBAN DEVELOPMENT'S
NOTIFICATION NO.TPS-1812/786/CR-262/13/Reconstruction
No.90/UD-13, DATED the 11/09/2014)**

**SPECIAL REGULATIONS FOR PUNE AND PIMPRI CHINCHWAD
SLUM REHABILITATION AUTHORITY**

SHORT TITLLE AND EXTENT:

Slum Rehabilitation Authority (hereinafter referred to as "**the SRA**") is constituted for entire Municipal Corporation/ City limits of Pune (**PMC**) and Pimpri Chinchwad (**PCMC**) including Pimpri Chinchwad New Town Development Authority (**PCNTDA**) and Maharashtra Industrial Development Corporation (**MIDC**) areas. The SRA is empowered with all powers and authorities as Special planning Authority, and may undertake Rehabilitation of hutment dwellers in the slums located in the area of jurisdiction of SRA in accordance with the provisions of Special Regulations for Pune and Pimpri Chinchwad Slum Rehabilitation Authority (hereinafter referred as these "**Regulations**") contained herein below:

SR 1: DEFINITIONS:

- a) "**Slums**" shall mean and include any slum recorded as such in the census or declared and notified as such, in the past or hereafter, under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act, 1971) (hereinafter referred to as "the Slum Act"). Slums shall also include hutments erected by encroaching upon stretches of pavement or the existing or proposed roads, areas under electric H.T. power lines, Nalla banks also and the areas declared and notified as such, in the past or hereafter as Slum Rehabilitation Areas. Also included in this definition will be any partially or fully encroached area, shown towards any buildable or non-buildable reservations /amenities in the Development Plan of the concerned Planning Authority.



- b) If any area has been enumerated as Slum in the Census or fulfills the condition laid down in section 4 of the Slum Act and is declared and notified as such, it shall be deemed to be and treated as "**Slum Rehabilitation Area**" or
- c) Slum Rehabilitation Area shall also mean any area declared as such by the Chief Executive Officer of the Slum Rehabilitation Authority (hereinafter referred to as "the CEO (SRA)) for implementation of Slum Rehabilitation Scheme (SRS) and / or any area required for implementation of "Slum Rehabilitation Scheme (SRS) " or
- d) Any area required or proposed for the purpose of construction of temporary or permanent transit camps required for execution of SRS approved by the CEO(SRA) shall also be deemed to be treated as Slum Rehabilitation Areas.
- e) "**Pavement**" shall mean any Municipal/ Government/ Semi-Government pavement, and shall include such stretch of pavement as may be considered viable for the purpose of the SRS.
- f) A "**Slum Structure**" shall mean the dwelling areas of hutment structure on any floor with separate unit having separate access and of all persons who were enumerated as living in that one numbered house in the relevant electoral roll regardless of the number of persons staying therein, or location of rooms in such structure or number of accesses to that structure.
- g) **Census** shall mean census of the slums located on lands belonging to the Government or any Undertaking of the Government, or Municipal Corporation or PCNTDA or MIDC, carried out in the years 1976, 1980 and 1985, prior to **1st January, 2000**, or the date decided by the Government from time to time.



- h) A "**Composite Building**" shall mean a building comprising both Rehabilitation component and Free-Sale component or Built Up Amenity component.
- i) "**Slum Rehabilitation Scheme**" shall mean a scheme for rehabilitation of hutment dwellers of one or more slum areas in accordance with the provisions of these Regulations and shall include transit camps, infrastructure, amenities, Rehabilitation component and Free sale component of the development, as permitted on the area of Slum Rehabilitation Scheme (**SRS**) by the CEO, SRA.
- j) "**SRA**" shall mean Slum Rehabilitation Authority for Pune and Pimpri Chinchwad Area including Pune and Pimpri Chinchwad Municipal Corporations, (old and new limits), Pimpri Chinchwad New Town Development Authority and the area of Maharashtra Industrial Development Corporation under its jurisdiction.
- k) The "**Competent Authority**" referred to hereinafter in these Regulations shall mean the Officer appointed under Section 3 and 4 of the Slum Act.
- l) The "**Chief Executive Officer**" referred to hereinafter in these Regulations shall mean the Officer appointed under Section 3 of the Slum Act and empowered under the Maharashtra Regional and Town Planning Act 1966 as Planning Authority.
- m) "**Regulations**" shall mean all the provisions in these Special Regulations of the Slum Rehabilitation Authority for Pune and Pimpri Chinchwad Area.
- n) "**Gross Plot Area**" shall mean total plot area.
- o) "**Net Plot Area**", for the purpose of these Regulations, shall mean the balance area derived after deduction of area earmarked for reservations under Development Plan of the concerned Planning Authority.



- p) **“Carpet area”** shall mean the net usable floor area, excluding the area that is covered by the walls, including partition walls, if any, in the tenement.
- q) **“Floor Space Index”** (FSI) or Floor Area Ratio (FAR) shall mean the quotient of the ratio of the combined built up area on all floors, excepting the areas specifically exempted from computation under the Development Control Regulations (DCR) of the concerned Municipal Corporation, to the gross area of the plot.
- r) **“Slum Transferable Development Rights”** (Slum TDR) shall mean the FSI remaining out of the total permissible FSI of the SRS after utilizing in-situ FSI on site as per the provisions of these Regulations or shall mean the FSI made available in the form of Transferable Development Rights in lieu of the unencumbered land spared for rehabilitation of hutment dwellers on land vitally required for public purpose or ecologically fragile locations.
- s) **“Recreation Ground”** (RG) shall mean any common open space required to be kept in any layout and left permanently open to the sky, having access from any public pathway or public road.
- t) **“Hazardous building”** shall mean any building or part thereof which is used for the storage, handling, manufacture or processing of any Hazardous Material as defined in the Development Control Regulations of the concerned Municipal Corporation.
- u) **“Rehabilitation Component”** shall mean area of all residential tenements as well as non-residential built-up premises to be given to the eligible hutment dwellers in accordance with the provisions of these Regulations and shall be inclusive of common areas, lobbies, staircase/(s) , lift/(s) and machine room/(s), passage/(s), welfare center/(s), balwadi/(s), women’s welfare center/(s), society office/(s), incentive commercial area/(s) (if any), eligible amenity



structure/s (if any) and permitted religious structure/(s), more particularly described in these Regulations.

- v) **"Free Sale Component"** of SRS is the built up area that can be constructed against the incentive FSI, in accordance with these Regulations, available in the form of FSI or TDR out of the total permissible FSI of the SRS (rehabilitation component plus incentive sale component in the ratios prescribed in these Regulations) after deducting FSI required for Rehabilitation.
- w) **"Amenity Component"** shall mean any constructed amenities, prescribed by CEO SRA for rehabilitation of the hutment dwellers in any SRS.
- x) **"Beneficiary"** shall mean hutment dwellers found eligible as protected occupiers, as defined in the Slum Act and /or orders issued there under.
- y) **"Annual Statement of Rates (ASR)"** is the annual statement of rates of lands and properties, prepared annually by the Inspector General of Registration and Controller of Stamps, Maharashtra State, Pune.
- z) **Terms and expressions other than those specifically defined herein shall have the same meaning as in:-**
- (i) Maharashtra Regional and Town Planning Act, 1966,
 - (ii) The Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971,
 - (iii) Development Control Regulations of the concerned Municipal Corporations and the Rules framed there under.
 - (iv) National Building Code (2005) as amended from time to time.



SR 2: ELIGIBILITY:

Eligibility for Rehabilitation under Slum Rehabilitation Scheme:

- i.** Inhabitants of the slums or slum rehabilitation areas referred to in these Regulations, who are protected occupiers as defined in Chapter I-B of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act, 1971) and orders issued thereunder shall be eligible for rehabilitation under the slum Rehabilitation scheme, in accordance with the provisions of these Regulations.
- ii.** Subject to the foregoing provisions, only the actual occupants of the hutments shall be treated as eligible for rehabilitation under the SRS and any person claiming ownership of such structure who is not the actual occupant of the same, shall have no right whatsoever to allotment of rehabilitation tenement.
- iii.** The hutment dweller actually residing at present who has purchased the censused structure with photo pass, if any, from any of the categories above shall be held eligible for rehabilitation under SRS, provided such transfer has been regularized. Provided further that the original owner of the censused Structure who has sold the said hut shall be deemed to be ineligible for any alternative subsidized accommodation in any of the government scheme.
- iv.** The names of the eligible hutment dwellers on private, Municipal and Government lands shall be duly certified by the Competent Authority (SRA) or the Deputy Municipal Commissioner of the concerned Municipal Corporation.
- v.** All eligible hutment dwellers residing on the area of the SRS shall have to be accommodated on the same plot as far as possible]



- vi. Any hutment dweller whose name appears in the Relevant Electoral Roll and who is an actual occupant of such hutment shall not be held eligible for rehabilitation if his name is also included in any other Relevant Electoral Roll of any other non-slum area.
- vii. CEO(SRA) may allow rehabilitation of hutment dwellers not eligible as per above clause (i) to (iii), under any other scheme promoted by SRA, as per the provisions of these Regulations herein below or any scheme of the State or the Central Government from time to time.
- viii. A certified extract of the Relevant Electoral Roll shall be considered as evidence for establishing the eligibility of a person for rehabilitation provided he is found to be occupying any slum structure. In case of doubt or dispute, the decision of CEO SRA shall be final and binding on all the parties concerned. The eligibility of a person including transferees under the SRS shall be established in accordance with Chapter I-B of the Maharashtra Slum Area (Improvement and Clearance and Redevelopment) Act, 1971 and the orders issues thereunder.

SR - 3 APPLICABILITY:

SR-3(1): Provisions of these Regulations shall be applicable to:

- (i) The slums which have been declared and notified as "SLUMS" by the Competent Authority under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, as well as;
- (ii) any area which the said Competent Authority may declare as "Slum Rehabilitation Area"; and
- (iii) also the hutment dwellers in such Slums or Slum Rehabilitation Areas, who are protected occupiers as defined in Chapter I-B of Maharashtra Slum Areas (Improvement, Clearance and



Redevelopment Act, 1971) and orders issued thereunder (hereinafter referred to as "**Eligible Slum Dwellers**").

SR-3(2): The provisions of these Regulations shall prevail over the corresponding provisions of the Development Control Regulations (hereinafter referred to as "**DCR**") of the concerned Municipal Corporation in case of any conflict or ambiguity. In respect of any matters not specifically mentioned in these Regulations, the relevant provisions of the DCR of the sanctioned Development Plan of Pune (Old and New Areas)/ sanctioned Development Plan of Pimpri Chinchwad (Old and New Areas), as the case may be, and as modified from time to time; shall be applicable.

SR-3(3):(i) The provisions for implementing in-situ rehabilitation scheme, of these Regulations shall not apply to slum areas existing on any lands earmarked as Hill Tops / Hill Slopes, Green Belts, river or Nalla beds, canal banks, No Development Zone in the Development Plan, in Open Spaces of approved layouts and slums on lands required for vital public purpose or on hazardous locations. Such slums are to be evicted on priority. However, such slums shall be allowed to be rehabilitated on other buildable lands as per these Regulations.

(ii) It shall be an obligatory duty of the "CEO (SRA)" to rehabilitate slums mentioned in clause (i) of SR-3(3) on other sites under the provisions of these Regulations. The CEO (SRA) shall prepare an Action Plan and identify all such slum areas and grant approval for relocation and rehabilitation of such slums for environmental and ecological reasons in a time bound manner in accordance with the provisions of these Regulations (except open spaces in MIDC and PCNTDA areas). The CEO (SRA) shall take a decision in this regard in consultation with the concerned Municipal Commissioner.

(iii) On relocation and rehabilitation of hutment dwellers of such slums, unencumbered lands thus vacated shall be handed over to the Local Authority for the development of vital public purpose.

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(iv) The slums existing on reservations shall be allowed to be rehabilitated as per the provisions of these Regulations. If any previous SRS had been principally approved on any reservation under the earlier provisions, such SRS can be implemented further under these Regulations considering such land as deemed to have been de-reserved up to 50% to 67%, as previously sanctioned.

SR-3(4): Anything done or any action taken in respect of SRS prior to the commencement of these Regulations shall be deemed to have been done or taken under the corresponding provisions of these Regulations and provisions of these Regulations shall be made applicable in relation thereto only to the extent of such application does not adversely affect the same.

Nothing contained herein shall adversely affect the approval and implementation of Slum Rehabilitation projects approved under BSUP JNNUR Mission, by the Central Sanctioning and Monitoring Committee, Ministry of Housing and Urban Poverty Alleviation, Govt. of India.

SR - 3 (5) Transition Policy:

The SRS already sanctioned under the earlier provisions can be allowed to be developed under the new set of Regulations in case the full occupation certificate has not been issued and compliance in respect of payment against Operation and Maintenance Corpus and Infrastructure Development Charges (IDC) has been done; provided that the CEO (SRA) shall have the powers to impose any conditions as may be expedient for him to do so; provided however that nothing in these Regulations shall adversely affect all slum rehabilitation schemes previously sanctioned.

SR-3(6): Eligible hutment dwellers may, at the discretion of the CEO SRA, be rehabilitated in-situ within the area under consideration for the implementation of the Slum Rehabilitation Scheme. Such rehabilitation shall be governed by the provisions of these Regulations.

SR-3(7): Eligible hutment dwellers may also be rehabilitated by relocation to another plot in the concerned Municipal Area. Such rehabilitation shall be governed by the provisions of these Regulations.



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SR-3(8): Hutment dwellers in slums that are on lands required for vital public purpose or on hazardous locations shall not be rehabilitated in situ but in other available plots and in accordance with these Regulations. The CEO, SRA shall take a decision in this regard in consultation with the concerned Municipal Commissioner.

SR-3(9): If any hutment dweller is a protected occupier of a slum structure, but his name is on the electoral roll on or prior to 1st January, 2000 at another slum / pavement site within the jurisdiction of Pune and / or Pimpri Chinchwad Municipal Corporation, he shall be considered eligible but only at the place of his present residence.

In case of doubt or dispute, CEO (SRA) shall get an inquiry made as may be considered necessary, and give a decision thereon, which shall be final and binding on all parties concerned.

SR-4: APPROVAL TO SRS:

SR-4(1): The land owner or his power of attorney holder or the lease holder with at least 5 years of un-expired lease period and concurring with lease terms of the land, shall be allowed to redevelop the slum area either directly upon registration with Slum Rehabilitation Authority or through a developer registered with Slum Rehabilitation Authority, subject to the provisions laid down in these Regulations.

SR-4(2): Slums on the lands belonging to the Government, Semi-Government Bodies, Municipal Corporations, Public Authorities and Trusts shall be rehabilitated under the provisions of these Regulations through a private SRA registered developer only.

SR-4(3): The Slum Rehabilitation Scheme submitted by the developer registered with SRA shall be strictly in accordance with the provisions of these Regulations. The Scheme submitted by the developer shall be made available to the concerned slum dwellers and their suggestions shall be considered while implementing such scheme. The decision of CEO, SRA in this regard shall be final and binding on all concerned.

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SR-4(4): On compliance of the terms and conditions of approval to the SRS and the requirements of these Regulations, the necessary building permission u/s 45 of MRTP Act 1966, shall be admissible in accordance with the provisions to construct the Rehabilitation Component of the SRS as well as the Free-sale Component of the SRS, as per the provisions contained in these Regulations.

SR-4(5): Approval to the scheme as per these Regulations shall be given by the CEO (SRA) in accordance with these regulations. Approval to any SRS proposal after declaration of rehabilitation area shall be granted within 60 days from date of notification.

SR-4(6): The Slum Rehabilitation Scheme for rehabilitation of eligible hutment dwellers may be allowed to be implemented under the provisions of these Regulations over the slum areas or slum rehabilitation areas under the jurisdiction of SRA, for rehabilitation of eligible hutment dwellers residing upon such areas.

The CEO (SRA) shall be competent to approve the proposed Slum Rehabilitation Schemes.

SR-4(7): The decision of CEO, SRA shall be final and binding on all the concerned regarding the proportion and location of the land area to be used for the Rehabilitation Component, Amenity Component and the Free-Sale Component.

SR-5: OBLIGATORY PARTICIPATION:

SR-5(1): Landowners: The CEO (SRA) shall survey, analyze and prepare a general rehabilitation program for area under its jurisdiction or parts thereof. The CEO (SRA) shall publish its intention to implement rehabilitation programme on such lands by declaring its rehabilitation areas and schemes to the general public through notice published in one or more newspapers having wide circulation within that area and also within the areas of jurisdiction. The concerned land owners shall be given a period of 90 days to come forward with a rehabilitation scheme in accordance with the prescribed form under these Regulations. Upon



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failure of the concerned land owner to do so, the CEO (SRA) shall issue a notice to acquire the same as per the provisions of these Regulations.

In the case of notified slums on private lands, if a developer registered with SRA approaches SRA along with land rights as per the Clause No. SR-4(1) of these Regulations for implementing SRS; CEO (SRA) shall give a three months' public notice in the slum area for the hutment dwellers to come forward for the development.

In case a developer registered with SRA comes up for the development along with 70% consents of the hutment dwellers, CEO (SRA) shall give him preference and the land owner shall be entitled to compensation equal to 25% of the value of land as per ASR. In case of dissent of the land owner for this valuation, CEO (SRA) may forward the land acquisition proposal to the District Collector on behalf of the applicant developer and the Hutment Dwellers' Co-operative Housing Society, provided such applicant deposits 2/3rd of the required amount with the Collector to initiate the land acquisition proceedings and undertakes to pay the final consideration as per the Award of Land Acquisition. In case the land owner wishes consideration in terms of TDR, he may be granted TDR to the extent of 25% of land area under slum rehabilitation scheme, in which case, however, the developer shall pay to SRA, premium equal to 25% of ASR value.

In case hutment dwellers fail to come up with a scheme within the stipulated period of three months, CEO (SRA) may sanction scheme submitted by the registered developer having land ownership or concurrent development rights.

In case either land owner or hutment dweller's Co-operative Housing Society does not come forward within three (3) years of promulgation of these Regulations and CEO (SRA) is of the opinion that a slum on private land is required to be developed in the larger public interest, out of concern for public health and safety of the slum and nearby areas, CEO (SRA) may invite land owner or hutment dwellers to come forward through a developer registered with SRA, by issuing a public notice of not less than 30 days. In case, none of them come forward with the scheme, CEO (SRA) may proceed with the appointment of developer through competitive bid process. In such



an eventuality, CEO(SRA) shall call bids on the basis of premium, over and above the consideration that is needed to be paid to the owner (either 25% of ASR value or as decided by the Collector in a land acquisition proceeding).

Where 70% landowners have come forward from a larger slum area, CEO (SRA) shall acquire and allot the rest of the land to the concerned developer for the Slum Rehabilitation Scheme for ensuring integrated implementation.

SR-5(2): Occupiers/ Hutment Dwellers:

For the approval of the SRS, consent of the hutment dwellers shall not be necessary. Competent Authority as notified under Slum Act shall finalize the list of eligible hutment dwellers with reference to the area proposed under the SRS and it shall be obligatory for all slum dwellers to participate in the Slum Rehabilitation Scheme, once the same is approved by the CEO (SRA).

SR-5(3): The hutment dwellers shall be rehabilitated in the same SRS wherein the hutments are situated, except in case where relocation is warranted on account of non-buildability or in case of clubbing of schemes or composite scheme as per these Regulations.

SR-5(4): Area Entitlement of Eligible Hutment-dwellers (Residential User):

A Hutment dweller having residential user, in the slum or on the pavement, who is eligible in accordance with the provisions of these Regulations, shall, in lieu of his structure, be given free of cost, a residential tenement having carpet area of 25.00 sq.m. (269.00 sq.ft.) which shall include living room, bedroom, kitchen/ alcove, bath and water closet and balcony (if any), but shall exclude common areas.

SR-5(5): Area Entitlement of Eligible Hutment dwellers (Non-Residential User):

An eligible hutment dweller, having existing carpet area up to 25 sq. m. (269 sq. ft.) for commercial/industrial / economic / office activity that existed prior to 1st January 2000 or the date decided by the Government from time to time, and is certified by the Competent Authority, shall be entitled to get



actual carpet area or 25 sq. m., whichever is less, free of cost, under the Slum Rehabilitation Scheme.

Such area may be allowed on any side of the plot abutting 3.0 m. wide pathway and deriving access from 3.0 m. wide pathway / open space. Back to back shopping on ground floor shall be allowed for the purpose of rehabilitation. After exhausting these provisions, such area may be allowed on the first floor, to the extent necessary.

The provisions of these Regulations may also be applicable for Rehabilitation of Street Vendors.

SR-5(6): Area Entitlement of Eligible Hutment dwellers (Mixed User):

In case a hutment dweller in the area of any SRS has both, residential and commercial premises, without a common wall between such residential and commercial premises, in respect of which the SRS is being or to be implemented, he shall be eligible for a residential tenement of 25 sq. m. carpet area free of cost, and he shall also be entitled to purchase a commercial unit admeasuring up to 6 sq.mt at the cost of construction as per ASR. The purchase price of such commercial unit shall be paid to the developer. The area of such commercial shall not be entitled for incentive FSI for free sale component.

Such area may be allowed on any side of the plot abutting 3.0 m. wide pathway and deriving access from 3.0 m. wide pathway / open space. Back to back shopping on ground floor shall be allowed for the purpose of rehabilitation. After exhausting these provisions, such area may be allowed on the first floor, to the extent necessary.

SR-5(7): Only non-polluting, non-hazardous industry may be allowed to be re-accommodated under the SRS. However, if the Industrial unit is hazardous or polluting, the concerned person may be provided a commercial unit or built-up area for conforming non-hazardous/ non-polluting industrial unit in the Rehabilitation Component of the SRS.



SR-5(8): All eligible hutment dwellers in the Slum Rehabilitation Scheme shall be rehabilitated according to the provisions in these Regulations and as per Rehabilitation option exercised by CEO (SRA) under these Regulations.

SR-5(9): Pavement-dwellers and hutment dwellers in the slum situated on lands required for vital public utility/ purpose or on hazardous location or on amenity/ open spaces or plots, shall not be rehabilitated in-situ but in other available plots within the jurisdiction of SRA.

SR-5(10): Unauthorized Commercial go-downs, Cow sheds/ gothas, scrap godowns/ yards; hazardous users/ structures shall not be permitted in the SRS. These shall be evicted and shall be moved away from the Slum Rehabilitation Area as non-conforming users.

All activities which existed on the date of eligibility shall be allowed to be relocated within the area of the SRS, regardless of the non-conforming nature of such activities, excepting those which are hazardous and polluting. Where alternative accommodation has been allotted elsewhere by the Planning Authority, further relocation shall not be permitted.

SR-6: INITIATION OF THE SCHEME:

The following procedure shall be adopted while examining and sanctioning any SRS in accordance with the provisions of these Regulations.

- I) A certified extract of the relevant Electoral Roll shall be considered as evidence to establish the eligibility of a person for rehabilitation provided he is found to be a protected occupier of a slum structure. In case of, doubt or dispute, the decision of CEO (SRA) shall be final and binding on all the parties concerned. The eligibility of a person including transferees under the SRS shall be established in accordance with Chapter I-B of the Maharashtra Slum Area (Improvement and Clearance and redevelopment) Act, 1971 and orders issues there under.

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- II)** Where 70 percent or more of the eligible hutment-dwellers in a slum or pavement in a viable stretch at one place agree to join a SRS, it may be considered for approval. Provided that nothing contained herein shall apply to Slum Rehabilitation Schemes undertaken by the State Government or a Public Authority or, as the case may be, a Government Company, as defined in Section 617 of the Companies Act, 1956 which is owned and controlled by the State Government.
- III)** After declaration of Slum Rehabilitation area as "Clearance Area" u/s 3 (d) of the Slum Act, the CEO, SRA shall take all required actions against the non-participating occupiers. The eligible occupiers shall be forced to participate and the non-eligible shall be forcefully evicted.
- IV)** A physically handicapped person or widow household shall be given first preference in allotment of tenements to the hutment dwellers. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the rest of the eligible hutment dwellers, before grant of OCC to the Rehabilitation Building.
- V)** Recovery of pending dues such as assessment, occupational charges, non-agricultural tax/ dues etc. of the State Government, PMC/PCMC/PCNTDA/MIDC shall not be linked to grant of approval or building permission to the SRS.
- VI)** Action under the provisions of the Slum Act, 1971, including Section 33/ 33A and 38 of the said Act shall be taken against any hutment dweller who is not willing to join the SRS within 15 days after approval on site has been granted for the SRS. The hutment of such a hutment dweller shall be removed and it shall be ensured that no obstruction is caused to the scheme.

In respect of those eligible hutment-dwellers on site, who do not join the SRS willingly, the following steps shall be taken:-

- a) Provision for all of them shall be made in the rehabilitation component of the Scheme.
- b) The details of the actual tenements that would be given to them by way of drawal of lots, on the same basis as for those who have joined the scheme, will be communicated to them in writing by the



Developer, and in case of dispute, decision of the CEO (SRA) in this regard shall be final and binding on all the parties concerned.

- c) The transit tenements that would be allotted to such unwilling hutment dwellers would also be indicated along with the details of transit accommodation allotted to those who have joined the project.
- d) If such unwilling hutment dwellers do not join the Scheme within 15 days after the approval has been given to the Slum Rehabilitation Scheme on that site, then action under the relevant provisions including sections 33/33A and 38 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, as amended from time to time, shall be taken and their hutments will be removed, and it shall be ensured that no obstruction is caused to the Scheme of the majority of hutment-dwellers who have joined the Scheme willingly.
- e) After this action under the foregoing clause is initiated, such unwilling hutment dwellers should not be held eligible for allotment of transit tenement and they shall not be eligible for the allotment of rehabilitation tenements by drawal of lots, but shall only be entitled to what is available after others have exercised the choice, which may be or may not be on the same site.
- f) If such unwilling hutment dwellers do not join the scheme till the building permission to the SRS is given, they will completely lose the right to any built-up tenement, and their tenements shall be taken over by the CEO (SRA) and used for the purpose of accommodating pavement-dwellers and other hutment dwellers who cannot be accommodated in-situ etc. At this stage, the non-participating slum dweller shall lose their right to rehabilitation.
- g) Within 30 days from the allotment, if the permanent tenement is not occupied and transit camp is not vacated then the eligible hutment dweller will lose his right to rehabilitation permanently.
- h) After occupation of rehabilitation tenement, if any, hutment dweller reconstructs or occupies any new hutment or structure, such unauthorized structure shall be immediately evicted and demolished without giving any notice.



SR-7 : FORMATION OF CO-OPERATIVE SOCIETY:

SR-7(1) The developer and the beneficiaries of SRS to form and register CHS:-

(a) The eligible hutment dwellers, including the PAPs nominated by the CEO (SRA), will have to form a Co-operative Housing Society after all members have fully paid their dues to the Corporation, MHADA etc. All the cost involved in connection with registration of the Co-operative Housing Society will be borne by the eligible hutment dwellers and the Developer shall register a Co-operative Housing Society (**CHS**) of the rehabilitated hutment dwellers immediately after occupation of Rehabilitation Tenements by the hutment dwellers. Stamp Duty payable under Bombay Stamp Act, 1958 for registration of documents of allotment of such rehabilitation tenements or registration of Co-operative Housing Society shall be fully exempted.

(b) The Managing Committee of the registered Co-operative Housing Society of hutment dwellers shall have at least one third women members out of the total strength and the actual number of members on the Management Committee at any time.

(c) The rehabilitation tenement shall be jointly owned by the Pramukh hutment dweller and the spouse, if applicable. The details of ownership including Share Certificate and other relevant documents, shall be so entered and shall be deemed to be so entered in the records of the Co-operative Housing Society.

(d) The membership of the Co-operative Housing Society should be finalized based on eligibility criteria as per the provisions of these Regulations and as specified by CEO (SRA).

SR-7(2): The developer registered with SRA shall enter into individual agreement with the eligible hutment dweller of each structure in the slum area under the SRS, regarding allotment of his respective Rehabilitation



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Tenement. Such agreement will be in the joint name of Pramukh hutment dweller and the spouse, if applicable, for every Rehabilitation Tenement.

SR-7(3): The rehabilitation tenement shall be in the joint ownership of the hutment dweller and the spouse; and shall be so entered and be deemed to be so entered in the records of the co-operative housing society of eligible slum dwellers, including the share certificate and all relevant documents. Such tenement shall not be sold or leased by the hutment dweller up to 10 years from the date of occupation certificate of rehabilitation building, without permission of CEO (SRA). Such provision shall be included in the Agreement between the hutment dweller and the Developer. Before granting such permission, the CEO (SRA) shall verify that the hutment dweller is actually shifting outside Pune and/or Pimpri Chinchwad Municipal Corporation area.

SR-7(4): Transfer of the rehabilitation tenement may be permitted by CEO (SRA) after completion of ten years from the date of occupation by charging a premium equal to 25% of the prevailing market value of the tenement as given in the ASR for the respective year.

SR-7(5): The Developer shall register a Conveyance Deed in favour of the Co-operative Housing Society of the rehabilitated hutment dwellers, formed for the constructed rehabilitation built-up area and the land spared for the same, along with common areas, access, marginal spaces left for the building, immediately after such rehabilitated hutment dwellers occupy the building(s) in the Rehabilitation Component.

SR-8 : RESPONSIBILITY OF THE CO-OPERATIVE SOCIETY:

(a) The Co-operative Society shall be responsible for maintenance of facilities provided within the area leased to the society. The maintenance shall involve sweeping and cleaning of pathways, collection of household garbage and carrying it to the nearest municipal dustbin, maintenance and replacement of common conveniences, etc. The Co-operative Housing Society will be entitled to levy a suitable service charge on its members for this purpose.



(b) Internal roads, pathways, common amenities etc. as shown in the layout of the colony will be provided as part of the original project. However the Co-operative Housing Society will be responsible for maintaining the same.

(c) The Co-operative Housing Society shall be responsible for payment of municipal taxes and service charges such as those for water supply etc. and for any dues of any other competent authority from time to time.

SR-9 : INALIENABILITY:

CEO (SRA) shall issue Identity Cards to each rehabilitated family in the name of the head of the family, jointly with his/ her spouse, if applicable. Selling/ Transfer/ Rent/ Lease of the rehabilitation tenement shall not be allowed for a period of 10 years (except to their heirs), from the date of possession of the tenement. In case of breach, CEO (SRA) shall cancel the allotment in respect of the dweller and take over the tenement. These conditions shall appear on the identity card as well.

SR-10 : POSSESSION OF THE TENEMENTS/SHOP:

Possession of the rehabilitation tenement/shop will be handed over to any eligible hutment dweller only after:-

(i) The Co-operative Housing Society of the rehabilitated hutment dwellers is registered;

and

(ii) Agreement to lease the land is executed by land owning authority with the Co-operative Housing Society of the rehabilitated hutment dwellers after completing necessary formalities;

and

(iii) After such hutment dweller has surrendered transit accommodation, if any, given to him / her, and has cleared all his / her dues to PMC / PCMC / PCNTDA / MIDC / MHADA / Government of Maharashtra.



SR-11: DE-NOTIFICATION OF SLUM REHABILITATION AREA:

SR-11(1): The CEO (SRA) shall de-notify partly or fully the Slum Rehabilitation Area as per provisions of Slum Act, on being satisfied that it is necessary to do so or when directed by the State Government.

SR-11(2): The concerned Ward Officials of respective municipal area and the concerned Police Inspector of the local area shall ensure effective uninterrupted implementation of SRS. It shall be their obligatory duty to immediately take required action against Slum lords as well as non-participant and / or obstructionist persons obstructing the sanctioned SRS. In case of failure, CEO (SRA) shall recommend action against such persons under the provisions of the Slum Act and /or applicable Law.

SR-12: PREMIUM FOR OWNERSHIP AND TERMS OF LEASE:

- (i) Where SRS is proposed to be undertaken on lands owned by the Government, Semi-Government Undertakings and Local Bodies, the developer registered with SRA shall pay premium at the rate of twenty five percent of the land cost as per ASR or in-situ construction area equivalent to such premium where premium and construction cost both are calculated as per ASR.
- (ii) Upon payment of land premium, the CEO (SRA) shall issue a Letter of Intent in such case to the developer and the land owning authority. The No Objection Certificate (NOC) for building permission of the land-owning authority shall be given in respect of such land under slum within 30 days after receipt of the letter of intent. In the event of such NOC not being given within the period, it shall be deemed to have been given.
- (iii) The part of the land belonging to the Government / Semi-Government / ULB / Public Trusts / MHADA / PMC / PCMC / PCNTDA / MIDC, on which the rehabilitation project will be constructed shall be leased to the Co-operative Housing Society of slum dwellers for a period of 30 years at lease rent of Rs.1001 for 4000 sq. m. of land and part thereof, which shall be renewable for further periods of 30 years at a time. The same



dispensation shall apply to the land under the free sale component and such land shall be leased directly, and not through the slum dwellers, to the registered Co-operative Housing Society / Association of the purchasers of tenements in the free sale component and, pending the formation of such Co-operative Housing Society / Association of the purchasers of tenements in the free sale component, such land shall be leased to the developer. The said lease deed shall be executed within 60 days from the date of issuing building permission to the project.

SR- 12(2): Recovery of pending dues such as assessment, compensation, occupation charges, usage charges, revenue or non-agricultural tax/dues etc., pending with public authorities such as the State Government, MHADA, MSEDCL and/or Municipal Corporation, although binding on the Developer, shall not be linked to grant of approval or building permission and implementation of the Slum Rehabilitation Scheme. The Developer will have to settle all pending dues before issue of occupancy certificate by SRA. Any revenue assessments, permissions, orders to be made for any land under SRS shall not be linked to the issue of any certificate or NOC relating to the SRS.

SR- 12(3): Automatic cancellation of vacant Land Tenure: If any land or part of any land on which slum is located is under vacant land tenure, the said tenure/ lease created by the concerned Public Body shall stand automatically terminated as soon as SRS, which is a public purpose, is prepared on such land and submitted for approval to the CEO (SRA). Any arrears of dues to be collected for such land shall not be linked to the issue of any certificate or NOC relating to the SRS.

SR-13:DEVELOPMENT CONTROL RULES:

SR-13(1): Maximum FSI permissible for Consumption on the Plot under SRS:

Admissible FSI in respect of the Slum Rehabilitation Scheme in congested and non-congested area shall include the admissible FSI for the Rehabilitation Component as well as the Free- Sale Component. The ratio between the two components shall be as contained in these Regulations.



Such FSI may be utilized mainly for in-situ rehabilitation of slum dwellers, Convenience Shopping, non-combustible / non-polluting type Commercial go-downs of slum dwellers. Such commercial users shall be permitted only on the lower and upper ground floor, irrespective of whether the site is located in R-1 or R-2-zone.

Subject to the provisions of clause SR-13(2) herein below, FSI available for Free sale component may be utilized in-situ for residential, commercial or any other use as may be permissible under the prevailing Development Control Regulations of concerned local authorities.

As such, the permissible in-situ FSI, partly or fully, shall be allowed for rehabilitation, residential / non-residential / commercial or mixed users, as otherwise permissible in the Development Control Regulations of the concerned Municipal Corporation.

SR-13(2): The total sanctioned FSI (Rehabilitation component plus Free sale component) for a slum rehabilitation scheme that can be utilized on any slum site for construction of rehabilitation plus free sale component shall not exceed 3.00 and the difference between the sanctioned total FSI of the SRS and maximum in-situ permissible FSI or in-situ consumed F.S.I., if any, may be made available in the form of Transferable Development Right (**TDR**), in accordance with these Development Control Regulations.

Provided that if the existing tenement density is more than 450 per hectare, FSI consumption in-situ (Rehabilitation component + free sale component) may be allowed to be exceeded up to 4.00. In such cases, the difference between the sanctioned higher FSI and maximum in-situ permissible F.S.I. of 4.00 will be made available in the form of TDR, in accordance with the provisions of Development Control Regulations.

In case 50% plot area or more is under a non-buildable DP reservation and if the same is handed over by the owner free of cost to the Appropriate Authority, in-situ FSI up to 4.00 for Rehabilitation + Free-sale component may be permitted.

This shall also be applicable in cases wherein the developer is accommodating and rehabilitating slums from other non-buildable lands by relocating the same in any ongoing or adjoining SRS on buildable lands to the extent of slum so accommodated.



20

Provided further that exemption of areas from computation of FSI as per these Regulations shall be restricted to 35% of built-up area (i.e. carpet area of rehabilitation component including balcony and area under walls) of rehabilitation component and any rehabilitation component area, claimed above this restriction, shall not be eligible for any incentive towards the free sale component area to be calculated as per Clause No.SR-15(1), SR-15(2) and SR-15(3).

SR-13(3): Notwithstanding the provisions in clause SR-13(2) above, if the developer does not desire to consume the full permissible in-situ FSI on the same site, in such case, the free sale component partly or fully shall be granted in the form of Slum TDR (total sanctioned FSI of SRS - consumed in-situ FSI) with the approval of CEO, SRA.

SR-13(4) (a): The total sanctioned FSI (i.e.FSI of Rehabilitation + free sale components) can be utilized on any slum site for SRS up to a maximum of 3.00 and the difference between the total sanctioned FSI (i.e.FSI of rehabilitation component plus sale component) and in-situ maximum permissible or maximum consumed FSI, if any, will be made available in the form of Transferable Development Rights (hereinafter referred to as "**Slum TDR**") to the developer registered with SRA as per provisions in these Regulations.

SR-13(4)(b): The Slum TDR to be sanctioned in accordance with these regulations and generated from the slum rehabilitation schemes shall be allowed to be utilized in Pune and Pimpri Chinchwad Municipal Corporation (old and new limits) respectively, excluding congested areas, heritage structures, land of SRD or SRA projects and lands up to 30 m. depth on both sides of main arterial roads. This shall be applicable to Schemes on lands in PCNTDA and MIDC area also. In these cases, the Slum TDR generated shall be allowed to be utilized under these norms within the area of respective planning authority.



SR-13(5)(a): The utilization of Slum TDR on a receiving plot in the area of PMC or PCMC (old and new limits), PCNTDA and MIDC areas, shall be as given below (in any one of the following combinations, as the case may be):-

Only Slum TDR	0.60
Reservation TDR + Slum TDR	0.60
Reservation TDR + Slum TDR + Road area of the very same plot	1.00
Road FSI / TDR + Slum TDR	0.60

SR-13(5) (b): The Slum TDR shall be released in stages as under:-

- After issue of plinth completion certificate of rehabilitation building/s, 25% of total Slum TDR permissible shall be released.
- After completion of RCC and brickwork of rehabilitation building/s, 35% of total Slum TDR permissible shall be released.
- After issue of occupation certificate of rehabilitation building/s, 30% of total Slum TDR permissible shall be released.
- After completion of procedure of rehabilitation of all eligible slum dwellers, formation and registration of Co-operative Housing Society and conveyance of rehabilitation area to the Co-operative Housing Society of hutment dwellers, balance 10% of total Slum TDR permissible shall be released.

SR-13(6): UTILIZATION OF SLUM TDR:

Difference in Total Permissible FSI allowed for SRS as per these Regulations and FSI actually utilized in the Slum Rehabilitation Scheme, due to constraints of different provisions of DCR or otherwise, shall be converted into SLUM TDR and shall be utilizable in any zone irrespective of the provisions in the DCR of the concerned Municipal Corporation, subject to following manner and restrictions prescribed herein below:

- (i) The Development Rights Certificate (**DRC**) shall be issued by the Municipal Commissioner of the concerned Municipal Corporation immediately upon intimation issued by the CEO (SRA) in writing and the concerned Municipal Commissioner shall allow such Slum TDR to be utilized in respective municipal areas. The



FSI credit in square meters of built up area shall be stated in the DRC in figures and in words, along with details of the place from where TDR is generated, and where it may be utilized.

- (ii) The built up area for grant of DRC shall be equal to the built-up area of the sanctioned slum rehabilitation scheme, allowed to be taken in the form of Slum TDR.
- (iii) Where a buildable amenity on the reserved plot for which slum rehabilitation scheme is sanctioned, is handed over, free of cost to the Municipal Corporation, the Commissioner may grant a further TDR on account of construction of the said amenity, in accordance with the provisions in the DCR of the concerned Municipal Corporation in this regard.
- (iv) It shall be permissible to utilize the Slum TDR in any zone as given below, subject to restrictions as mentioned hereinabove in Clause No.SR-13(4)(b):
- SRS in A Zone: Slum TDR in any Zone,
SRS in B Zone: Slum TDR in any Zone,
SRS in C Zone: Slum TDR in any Zone.
SRS in any D Zone Planning Unit: Slum TDR in any Zone.
(Including D1 to D4 in case of PMC)
- Slum TDR may be allowed to be utilized in any Zone, except in restricted areas as mentioned herein above, by indexing the TDR as per the ratios from generating Zone to utilization Zone, as per clause No.SR-15 of these Regulations.
- (v) The DRC may be used on one or more plots of land, whether vacant or already developed, by erection of additional floors, or in any other manner consistent with these regulations, but not so as to exceed the FSI prescribed herein, subject to the condition that when TDR is to be utilized by erection of additional floors, it shall only be allowed to the extent and after satisfying the bearing capacity of existing structure.
- (vi) Wherever slum TDR arising out of slum rehabilitation scheme is received, on the plot, the relaxations as required shall be given for such Slum TDR on the same basis as for free sale component in the slum rehabilitation scheme.



SR-14:DEVELOPMENT CONTROL REGULATIONS:

- (i) The site of SRS may be developed with layout of buildings. For the computation of FSI and tenement density in a site admeasuring 4,000 sq. mt. or more, the net plot area shall be 90% of the gross plot area.
- (ii) All the plots involved in any SRS under which ex-situ rehabilitation of hutments dwellers is envisaged shall be notionally treated as one for the purpose of computation of FSI.
- (iii) Boundaries and measurement of the areas of plots under the SRS shall be certified by the Competent Authority after actual on site measurement of the areas of plots. Such certified boundaries and areas of plots shall be the basis for calculation of tenement density, FSI and other aspects of planning.

SR-14(1): Layout Open and Amenity Space:

- (a) For sites with area admeasuring 4000 sq. m. and above, 10% open spaces shall be provided and be maintained as per the Development Control Regulations and structures permissible in open spaces as per the Development Control Regulation of the concerned Municipal Corporation will be permissible in the open spaces of the Slum Rehabilitation Scheme.
- (b) For plots with area exceeding 2 Hectare and above, 5% Amenity Space shall also be provided and for development of such Amenity Space, the provisions of clause SR-21 of these Regulations shall apply.

SR-14(2): Roads in the layouts of the sites of SRS shall be of widths prescribed in the Development Control Regulations for their corresponding lengths. The area of such internal layout roads shall not be deduced in the computations of the net plot area for determining the permissible FSI and tenement density.



SR-14(3): The Minimum Tenement Density to be achieved in SRS:

- (i) Minimum tenement density of 360 T/Ha shall be provided on the net plot area used for rehabilitation of hutment dwellers (including residential rehabilitation and non-residential rehabilitation units). If the number of rehabilitation tenements needed to be provided to the hutment dwellers in any SRS is such that the corresponding tenement density is less than the minimum specified tenement density, the required number of balance tenements shall be constructed so as to achieve the said minimum tenement density and shall be handed over free of cost to SRA. The CEO SRA may use such tenements for the purpose of transit tenements or for accommodating the Project Affected Persons (PAP) or the pavement dwellers or as may be decided by the CEO, SRA.
- (ii) The minimum tenement density for rehabilitation shall be 360 T/H and maximum tenement density for rehabilitation and free sale tenements / units shall be 1440.

SR-14(4): All non-residential built-up area shall be included in the computation of tenement density, by counting an area of 25.00 sq.m. (or such area as may be notified by the Government from time to time), per tenement.

SR-14(5): For computation of the tenement density, the net plot area shall be considered after deducting development plan reservations and recreation / amenity open space.

SR-14(6): The permissible ground coverage shall be total plot area after deducting required marginal open space / setback areas from the plot boundaries.

SR-(14) (7): The maximum permissible height of the rehabilitation building shall not exceed 40 meters anywhere in the concerned Municipal Area and the maximum height of free sale building shall be as per the D.C.R. of the concerned Municipal Corporation. The marginal distances



from the front, side and rear boundaries of the land shall be maintained as follows:

(a) If the site of SRS fronts upon one or more roads, every side abutting on such road shall be treated as the front side, and the marginal distances prescribed below for such front road side shall apply. The front road side marginal distances shall be measured from the proposed road widening line in the plot, if any.

(b) In congested areas, the front road side marginal distance shall be minimum 1.50 mt. for purely residential buildings and 2.25 mt. for mixed use buildings of maximum height up to 40m.

(c) In non-congested areas, the front road side marginal distance shall be minimum 4.50 mt. for purely residential buildings and 6.00 mt. for mixed use buildings.

(d) Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 4.5 mt. for the building having height up to 24 mt. Such marginal distances shall be increased proportionately with increase in height of the building beyond 24 mt., but shall not exceed 7.50 mt. for the building having height of 40 mt. For the building having height more than 40 mt., 25% relaxation in all marginal distances shall be admissible. The marginal distances may be further relaxed by the CEO (SRA) on the merits of each case.

(e) Where the plot abuts a Nalla/non-buildable reservation or zone/open space; the marginal open space along it shall be 3.00m from the edge of the trained Nalla/ non-buildable reservation or zone/open space. Ramps for basements or multi-level parking may be allowed only in side margin and / or rear margins.

(f) Minimum distance between two Rehabilitation buildings shall be as follows:

- i) For buildings with Height up to 40 mt. - Min. 6.00m.
- ii) For buildings with Height



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- above 40 mt. up to 50 mt. - Min. 7.50m.
iii) For buildings with Height above 50 mt. - Min. 9.00m.

(g) The open space around the building should be paved up to 1 mt. width.

(h) Where the dimensions prescribed are for the pathway and the marginal distances, the larger of the two shall prevail. The pathway shall serve as access wherever necessary. The construction of buildings may be permitted abutting the pathways.

SR-14(8): In the event of any proposed road widening, the computation of permissible FSI shall be made on gross plot area without deducting the area under such proposed road widening and the height of a building shall be relaxed by the CEO, SRA on the merits of each case for such road area going under road widening as per the Development Control Regulations of the concerned Municipal Corporation. However, the maximum height of the building shall be as per the prevailing Development Control Regulations of the concerned Municipal Corporation.

SR-14(9): The construction of the building for the rehabilitation of slum dwellers and the tenements to be made available to the SRA shall be as per the designs and specifications approved by the CEO (SRA).

SR-14(10): After approval is granted to the Slum Rehabilitation Scheme (SRS), the land earmarked for SRS may be further subdivided, if necessary, to carve out separate plots for the Rehabilitation Component, Free-Sale Component and the Amenity Component. Both, the Plot area and the Built-up area of the said plots shall be mentioned separately in sq.m. in the lease agreements as well as Record of Rights.

SR-15: REHABILITATION and FREE SALE COMPONENTS:

The total permissible FSI for any SRS shall be the sum total of rehabilitation component area and free sale component area, calculated as per the ratios prescribed herein below.

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SR-15(1): FSI Ratios for Pune Municipal Corporation areas:

If the rehabilitation component is 10 sq.mt. of actual construction including balcony, passage/(s), lift/(s), lobby/(s), staircase/(s), lift machine room/(s), common areas and amenities then; an additional 15 sq.mt./17.5 sq.m./20 sq.m. area in A/B/C and D zones respectively, as the case may be, will be permitted so that 15 sq.mt./17.5 sq.m./20 sq.m. can be sold in open market and the rehabilitation component subsidized.

TDR Zone	Rehabilitation Component	Free Sale Component
A	1	1.50
B	1	1.75
C and D (D1 to D4)	1	2.00

Provided that the free sale component as prescribed in Table hereinabove shall not be applicable to the SRS proposals which have already been granted a Letter of Intent prior to the date on which these Regulations come into force.

SR-15(2): FSI Ratios for Pimpri Chinchwad Municipal Corporation Area:

If the rehabilitation component is 10 sq.mt. of construction including balcony, passage/(s), lift/(s), lobby/(s), staircase/(s), lift machine room/(s), common areas and amenities then; an additional 15 sq.mt./17.5 sq.mt./20 sq.m./22.5 sq.m. area in A/B/C and D zones respectively as the case may be, will be permitted so that 15 sq.mt./17.5 sq.mt./20 sq.m./22.5 sq.m. can be sold in open market and the rehabilitation component subsidized.

TDR Zone	Rehabilitation Component	Free Sale Component
PCMC A	1	1.50
PCMC A and B	1	1.75
PCMC C and D Zone	1	2.00
PCNTDA, MIDC	1	2.25



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Provided that the free sale component as prescribed in Table hereinabove shall not be applicable to the SRS proposals which have already been granted a Letter of Intent prior to the date on which these Regulations come into force.

SR-15(3): (a) If the SRS in respect of a slum located on any land belonging to a public authority or a private owner, which is needed for a vital public purpose or which is on uninhabitable locations / ecologically fragile / environmentally sensitive locations or wherein in-situ rehabilitation is not feasible for any reason, is taken on an unencumbered plot, then the TDR for the gross area of the land spared for this purpose shall be permissible and in addition, TDR as per the following formula, irrespective of TDR Zone, shall also be admissible to the owner of the said unencumbered plot.

$$\text{TDR} = [(\text{Construction of in-situ rehabilitation component}) + (\text{Admissible Free Sale Component equal to 1.5 times the in-situ rehabilitation component}) - (\text{Maximum permissible in-situ construction})].$$

Provided that the provision as prescribed hereinabove shall not be applicable to the SRS proposals which have already been granted a Letter of Intent prior to the date on which these Regulations come into force.

(b) Relocation henceforth shall be preferably on lands already earmarked in the DP for EWS/MHADA, Housing for Dis-housed (HDH) or High Density Housing (HDH) or Slum Improvement Zones (SI zone). For lands other than these, process of public consultation shall be followed by inviting objections and suggestions in respect of the proposed relocation and rehabilitation of slum. CEO, SRA shall be competent to take decision in this regard and his decision shall be final.

(c) The identified land for slum relocation under SRS shall be conveyed in favor of SRA upon approval of such SRS. The TDR for the unencumbered land spared for this purpose as mentioned above (hereinafter referred as Land TDR) shall thereafter be granted to the owner of the said unencumbered plot.

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(d) Land TDR shall be released (in two stages- 75% after conveyance of land and 25% after physically rehabilitating the identified beneficiaries in the SRS).

(e) The land after relocation of such slum shall be handed over free of cost to the respective municipal corporation for vital public purpose.

However, the SRS sanctioned prior to coming into force of this provision shall continue to be implemented as per the Regulations applicable at the time of approval.

SR-15(4): Area / Tenements to be given to SRA free of cost:

On considering the maximum FSI of 3.00 or 4.00, as the case may be, on net plot area and on distributing the same in proportion to the provision for rehabilitation and sale component ratios, the 10 sq. m. component is to be mainly used for construction of rehabilitation component, required to accommodate only the existing slum dwellers from the same site and the balance area from this 10 sq. m. component shall be handed over to the SRA free of cost, in the form of tenements. If exactly 10 sq. mt. component is required for rehabilitation of existing slum dwellers from the same site, the SRA will not be entitled to any area. If requirement of area for rehabilitation of existing slum dwellers from the same site exceeds the aforesaid 10 sq. m. component, the owner / developer / Co-operative Housing Society shall be entitled to TDR as per provisions in these Regulations and in such case, the SRA will not be entitled to any area, provided that this provision shall not be applicable for the schemes undertaken as per the Regulation for Clubbing of schemes or Composite SRS.

SR-15(5): At least 40% of the built-up area in a Composite Building under the SRS shall be towards the Rehabilitation Component.

SR-15(6): The CEO SRA shall use the tenements received by him free of cost as per the provisions hereinabove for the purpose of transit or for project affected persons or slum dwellers from other slums.



23

SR-15(7): The terms and conditions for resettlement of such existing tenements shall be as governed by the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

SR-16: PAYMENTS TO BE MADE TO SRA AND INSTALMENTS :-

SR-16(1): No premium shall be charged for any relaxation /exemptions to be granted for construction of rehabilitation component under SRS. No hardship premium shall be charged for any relaxation to be granted for construction of composite buildings in the Scheme, provided that such composite building has a minimum 40% of the total built-up area under rehabilitation component. Premium shall not be charged for all or any of the relaxations given herein for rehabilitation component as well as free sale component. Provided that concession in premium may be granted to the extent of proportion of rehabilitation component in the composite building.

SR-16(2):- Premium may be charged for any relaxation other than the provisions of these Regulations to be granted for construction of Free-sale component, at the rate prevailing then within the areas of respective Municipal Corporations for their areas.

SR-16(3): Land Development charges shall not be charged for lands under declared slum rehabilitation areas. Building Development charges shall not be payable for rehabilitation component. However infrastructural improvement charges shall be paid to SRA at the prevailing rates within the areas of respective Municipal Corporations for their areas for the built-up area, over and above the permissible FSI of the zone. These charges shall also apply to the transit camp.

SR-16(4): The Developer shall deposit with CEO SRA, an amount of Rs.20,000/- or 3% (for 15 m. height rehabilitation building) or 4% (for 24 m. height rehabilitation building) or 5% (for 40 m. height rehabilitation building) of the cost of construction as per the prevailing ASR whichever is more, for each Rehabilitation Tenement as well as for the Welfare Center(s) and Balwadi(s) in the Rehabilitation Component of the SRS.



SR-16(5): The concerned developer shall have to pay Infrastructure Development Charges (IDC) at the rate equal to the then prevailing rate within the areas of respective Municipal Corporations for their areas. Such IDC shall be calculated on the difference of built-up area proposed for construction of rehabilitation component, free-sale component, transit camps, welfare hall, balwadi etc., if any, and built-up area as otherwise normally permissible on the land pertaining to the scheme under the provisions of prevailing DCR for the concerned Municipal Corporation. Sharing of such IDC between SRA and the concerned Municipal Corporation shall be in proportion of 10:90 of the total leviable IDC and the same shall be paid to the concerned Authority in accordance with the payment schedule as may laid down by the CEO(SRA), provided the installments shall not exceed beyond the completion of construction of the scheme. This amount shall be used for schemes to be prepared for the improvement of infrastructure in slums or slum rehabilitation areas.

However any infrastructural improvement charges payable to the concerned Municipal Corporation for loading of slum TDR shall be adjusted against the premium leviable as above.

SR-17:TRANSIT CAMP ACCOMODATION :

a) The Temporary Transit Tenements for rehabilitation of hutment dwellers may be allowed to be constructed on Rehabilitation site itself, or on any other land located within PMC / PCMC area, as the case may be.

b) "Temporary Transit Tenement" shall mean habitable residential or non-residential accommodation for eligible SRS beneficiary constructed from detachable material such as tubular/prefabricated light structures or such other material, in such a manner that it ensures safety of the inhabitants. Design criteria for structural elements of transit accommodation shall be similar to those of the rehabilitation tenements, with a maximum carpet area of 16.72 sq. mt. (180 sq. ft.) for residential and 9.29 sq.mt. (100.00 sq.ft.) for non- residential tenement for each transit tenement/unit.



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- c) The temporary transit camp for rehabilitation of slum dwellers may be provided on site itself or anywhere in the concerned municipal corporation area and, if needed, be on the area of statutory open spaces to be left in accordance with the DCR of the concerned Municipal Corporation on the plot or in the transit rehabilitation tenements allotted by CEO SRA or otherwise. Minimum monthly rent as may be decided by CEO SRA shall be paid by the developer to the eligible slum dwellers to be temporarily shifted for allowing construction on site till allotment of permanent rehabilitation tenements.
- d) On the site itself approved for rehabilitation, multi storeyed temporary transit tenements may be allowed to be constructed.
- e) The area of temporary transit tenements shall be excluded from the computation of FSI, but the safety of the structure shall be ensured.
- f) Such building permission shall be given within 30 days from the date of application and after approval to the project by CEO (SRA), failing which such permission shall be deemed to have been granted.
- g) If a site reserved in Development Plan for any buildable public purpose is vacant or partly encumbered or it happens to be the unused portion of cemetery or other such public purpose for which it is reserved, or is occupied by a public building such as market or library etc. at ground level, temporary construction of transit tenements in such sites and on top of such existing public buildings may be allowed wherever possible.
- h) On any nearby vacant site without any reservation in the Development Plan, construction of temporary transit tenements made of light material shall be allowed with the consent of the land owners up to an FSI of 3.00. The word "Temporary" here shall mean made of detachable material such as tubular / prefabricated light structures.



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- i) In all such cases where the temporary transit camp is erected, there shall be a condition that such structures shall be demolished by the Developer / Society within 30 days of grant of Occupation Certificate to the Rehabilitation Buildings and the site should be brought back to the Original State.

SR-18: BUILDING CONTROL REGULATIONS FOR SRS:

SR-18(1): Habitable Rooms - Size and Width - The minimum size and width for any habitable room shall be as per the following provisions:

- Living room shall not be less than 7.5 sq. m., in area, with minimum width of 2.40 m.
- Bed room shall not be less than 6.5 sq. m., in area, with minimum width of 2.40 m.
- Multipurpose room, if any, shall not be less than 12.5 sq. m., in area, with minimum width of 2.40 m.

SR-18(2): For rehabilitation tenement, provision of a separate kitchen shall not be necessary where an alcove (cooking space with direct access from the main room without a communicating door); of size not be less than 2.40 sq. m with a minimum width of 1.20 m) is provided.

If a separate kitchen is provided, it shall not be lesser than 3.30sq. m in area, having a minimum width of 1.80 m.

SR-18(3): The front open space on roads having width of 9.14 mt. and below shall be minimum 1.50 mt., for buildings with heights up to 10 mt.

SR-18(4): The width of pathways shall be as follows:

- (i) 1.50 mt. width for pathways up to 20 mt. length.
- (ii) 2.00 mt. width for pathways up to 30 mt. length
- (iii) 2.50 mt. width for pathways up to 40 mt. length
- (iv) 3.00 mt. width for pathways up to 50 mt. length

SR-18(5): In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted. The water closet seat shall be of minimum of 0.46 mt. (18 inches) in length.



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SR-18(6): There shall be no size restriction for bath or water closet unit. Moreover for bathroom , water closet for kitchen there shall be no stipulation of one wall abutting open space , etc. as long as artificial light and ventilation through any means are provided.

SR-18(7): The minimum internal size of ventilation shaft shall be 1.50m x 2.40 m.

SR-18(8): Common Passage: The minimum width of Common Passage in the Rehabilitation Component shall be 1.20 mtrs. and the maximum shall be 1.50 mtrs., in case of singly loaded corridor floor arrangement, and the same shall be minimum 1.50 mtrs. and maximum 2.00 mtrs. in case of doubly loaded corridor floor arrangement.

The area of common passage, not exceeding the prescribed limits in width, provided in Rehabilitation Component shall not be counted towards the computation of permissible in situ FSI.

SR-18(9):

- (i) The minimum plinth height shall be 45 cm. and in flood prone areas, the plinth shall be at least 30 cm. higher than the Highest Flood Level for Ground floors and it shall be minimum 15 cm. in case of building on stilts.
- (ii) The minimum clear floor height (finished floor to finished ceiling) of rehabilitation tenement room shall be 2.75 m. and any toilet shall have a clear minimum floor height of 2.40 m.
- (iii) The minimum width of each flight, mid-landing and corridor of the staircase shall not be less than 1.50 m.
- (iv) The maximum height of all risers shall be of 15 cm. in a residential building.
- (v) The minimum width of the tread without nosing shall be 25 cm. for any staircase in a residential building, other than stairs provided in fire escapes.
- (vi) The minimum head-room in a passage under the staircase and under the staircase shall be 2.20 m.



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- (vii) The ordinal number of each floor shall be conspicuously displayed in figures of the size of at least 15 cm. on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.
- (viii) Handrails having a minimum height of 0.90 m. from the center of the treads shall be provided.
- (ix) If the height of the buildings increases beyond 24 m. only because of use of stilt in the rehabilitation building, such building shall not be considered a high-rise building for the purpose of Fire Prevention Regulation.
- (x) Provisions of Lifts for people as well as accommodating stretcher in any building under the Rehabilitation Component shall be as per the following Table:

Sr. No	Height of Building	Minimum No. of Lifts	
		General Lift	Stretcher Lift
1	Up to G+4	-	-
2	Up to G+9	1	-
3	Up to G+16	1	1
4	Above G+16	2	1

- (xi) For every rehabilitation tenement / unit for eligible or non-eligible beneficiary, provision of parking for 1 two-wheeler and 2 cycles shall be made.
- (xii) The planning, design and construction of any building under SRS shall be such as to ensure safety from fire. For this purpose, the provisions of the Maharashtra Fire Prevention and Life Safety Act, 2006 and the relevant provisions of the National Building Code 2005, as amended from time to time, shall apply.

SR-18(10): All provisions mentioned herein above shall be applicable to the buildings under the Rehabilitation Component as well as Composite buildings under SRS.

SR-18(11): In case of multi-storeyed structures constructed for rehabilitation of the slum dwellers and for the tenements to be made available to the appropriate authorities, as mentioned in these Regulations, the provision of these Regulations shall not apply if multi-



storeyed building contains at least 50% of the built-up area as rehabilitation component.

SR-18(12): If podium is proposed, the corridors having a width of 6.0m. or less, formed under the podium for Commercial/ Industrial units under Rehabilitation Component, shall not be counted towards computation of FSI.

SR-18(13): The above special regulations can be further relaxed by the CEO, SRA under written permission in specific cases of demonstrable genuine hardship. In order to make the SRS viable, the CEO (SRA) shall be competent to award any relaxation/(s), wherever necessary, for reasons to be recorded in writing. The CEO (SRA) may delegate any of the powers conferred upon him under the provisions of these regulations and the said Act, except power of relaxation, to any of the officers of the SRA, by a general or special order in this behalf.

SR-18(14): (a) Amalgamation / Subdivision of Plots and FSI thereon: Any land declared as SRS area shall be nationally treated as one plot, even if it is spread on part or parts of boundary of different C.S. Nos. Khasra Nos. or Survey Nos. Separate approval shall not be necessary for such deemed amalgamation and such nationally amalgamated plot shall be treated as a single plot for the purpose of FSI computation. However such an amalgamation shall not include existing nalla, water body or transmission line zone if any.

b) Boundaries and measurement of Area Under SRS: The areas of plots under the SRS shall be certified by the Competent Authority after actual on-site measurement of the areas of plots. Such certified boundaries and areas of plots shall be the basis adopted for planning purposes, for calculation of tenement density and FSI and other aspects of planning.

(c) After approval is granted to the Slum Rehabilitation Scheme (SRS), the land earmarked for SRS area may be further subdivided, if necessary,



to carve out separate plots for the Rehabilitation Component, Free-Sale Component and the Amenity Component. Both, the Plot area and the Built-up area of the said plots shall be treated as independent plots and mentioned separately in sq.m. in the lease agreements.

(d) The Collector / City Survey Officer, as the case may be, on payment of such fees as may be applicable in this behalf, shall ensure that the city survey sheets and property cards are corrected accordingly and fresh property cards are opened for each of the plots giving details regarding the area of the plots and the total area of the floors of the built-up property i.e. the FSI used on that plot.

(e) The CEO (SRA) may, if required, adjust the boundary of the plot declared as slum rehabilitation area so as to suit the building design and provide proper access to the Project.

SR-18(15): In case the land on which any SRS is undertaken is adjoining railway tracks, a boundary wall of minimum 2.40 m in height shall be constructed on the side of the plot abutting the railway line. The Developer shall be required to furnish a No Objection Certificate (NOC) from the concerned Railway Authority while seeking permission for construction of any building under the SRS within a distance of 30m from the railway boundary. Any development on such plot shall be subject to the terms and conditions stipulated by the concerned Railway Authority.

SR-19: SLUM AND DEVELOPMENT PLAN RESERVATIONS:

Existing hutments in the slum pockets occupying lands in dangerous locations such as hill slopes, marshy lands, or in close proximity of water bodies, or lands abutting Railway tracks or sites immediately required for the public and semi-public projects may be relocated on other suitable locations with the prior approval of CEO, SRA.

SR-19(1): Slums situated on the lands falling under various reservations in the Development Plan and/or Town Planning Scheme shall be developed as follows:-



Out of the total area under reservation, 40% of the area shall be earmarked for reservation and rest shall be put to slum rehabilitation. In schemes where the existing density of slums (calculated on net plot area after deducting area under Road) is more than 450 T/H, the area earmarked for reservation may be reduced upto 33 percent, but in no case shall it be less than 33%. The users as otherwise allowed in the zones in the vicinity of the reservation can be permitted by the CEO (SRA).

SR-19(2): Slums situated in lands under industrial and public / semi-public Zone / Slum Improvement Zone or under reservations for Economically Weaker Section Housing (EWS), High Density Housing (HDH) / Housing for Dis-housed (HDH) shall be allowed without charging any premium on area of reservation for conversion or accommodation and for allowing redevelopment.

SR-19(3): Wherever a D.P. Road passes through slum; entire 100 percent FSI of the road may be given for utilisation in the same site on the remaining area of such plot.

SR-19(4): SRS can be taken up on Town Planning Scheme plots and reservations as well, in accordance with these Regulations. Contravening structures in the adjoining final plots, if declared as slum redevelopment area by the Competent Authority, shall be included in the slum rehabilitation scheme (SRS) in the relevant final plot of the Town Planning Scheme.

SR-19(5): It shall be an obligatory duty of the Competent Authority to ensure denotification of the entire slum area, by including all eligible slum dwellers falling in the proposed buildable site, contravening structures, hutments on adjacent non-buildable areas like roads/No Development Zones/Green Belts/reservations, for the purpose of in-situ rehabilitation of such eligible slum dwellers on balance buildable land as per these regulations.

23



SR-20 : CLUBBING OF TWO SCHEMES:

SR-20 (1): Clubbing of two or more Slum Rehabilitation Schemes, proposed within a radius of 2 km aerial distance, may be allowed by keeping the ratio of rehabilitation component to sale component, same in the respective lands and the corresponding ratio zones. In such a case, the rehabilitation component can be proposed on one land and the sale component on the other. Slum TDR generation in such case shall be as per the respective ratio zone of individual schemes. Provided that this approval shall be subject to payment of difference in the Rate as per ASR of built-up premises for sale components, proposed to be exchanged.

SR - 20 (2): The SRS proposal shall be allowed to be executed as Composite proposal, with adjacent encumbered or unencumbered buildable lands. In such a case, the developer may execute the SRS along with any other encumbered or unencumbered buildable land, by availing benefits under these regulations on any of the land, restricting the scheme to the rehabilitation component area that existed prior to such composition. This shall even mean allowing rehabilitation component on one land and entire permissible in-situ free sale FAR under these Regulations, on the other land.

SR-20(3): Development of slum and contiguous non-slum area under any other provisions may be allowed together, in order to promote flexibility of design as well as to raise more resources, provided the FSI on non-slum quantum of area shall be restricted to that permissible in the surrounding zone. Such a scheme shall be deemed to be a Slum Rehabilitation Scheme. The power under DCR for shifting and/or interchanging the purpose of designations / reservations shall be exercised by the CEO (SRA) in respect of slum rehabilitation areas/ projects.

SR-20(4): All the plots involved in any SRS, under which ex-situ rehabilitation of hutments dwellers is envisaged, shall be notionally treated as one, for the purpose of computation of FSI.



SR-21: SOCIAL AMENITIES and RELIGIOUS STRUCTURES:

(1): Religious structures existing prior to rehabilitation, if allowed as part of rehabilitation in accordance with the guidelines issued by the Government from time to time, shall not exceed the area that existed prior to rehabilitation. However FSI required for the same shall not be counted in the in-situ permissible FSI of slum rehabilitation scheme (SRS).

(2) (a) There shall be a Welfare Center and Balwadi admeasuring 25 sq. m. each for every multiple or part of 100 hutment dwellers' families in every SRS, as part of the Rehabilitation Component. It shall be located so as to serve all the floors and buildings equitably. Further, two or more such welfare centers and Balwadis may be permitted to be clubbed together suitably for their better utility. In case of misuse of the Welfare Center and / or Balwadi by the members of the Co-operative Housing Society, it shall be taken over by CEO (SRA) who shall be entitled to allot the same to be run by any suitable organization/ institution for public use.

(2) (b) For all sites admeasuring more than 4000 sq. m. in area, 5% of the rehabilitation component, shall be constructed for the Rehabilitation Co-operative Society in the form of Convenience Shopping. Such shops shall not be more than 10 sq. m. in carpet area, with single floor height.

Convenience users like Vegetable market, Meat market, Fish market, Barber shop, Grocery shop, Milk Booth, Telephone Booth, Newspaper and Book stall, Stationery shop, Utility shop, Tailor shop, Canteen, Tea Stall etc. shall be permissible in these shops.

The Rehabilitation Co-operative Housing Society shall own these Convenience Shops and shall generate Operation and Maintenance costs for rehabilitation component through these by way of transparent allotment and operation for which, accounting system may be prescribed by the CEO (SRA).

(3) One society office of 12 sq. m. (free of FSI) per rehabilitation building for hutment dwellers shall be provided free of cost in every Slum Rehabilitation Scheme. An attached toilet of 4 sq. m. area (free of FSI) may be permitted.



(4) All the areas underlying welfare halls, society office, balwadi/s religious structure/s, and the commercial areas given by way of incentives to the Co-operative Housing Society shall be free of cost and shall form part of rehabilitation component and shall be considered for incentive FSI computation for the free sale component as per the provisions in these Regulations.

(5) Welfare halls, society office, balwadi/s, religious structure/s, and the commercial areas given by way of incentives to the Co-operative Housing Society provided in the rehabilitation component shall not be counted towards the FSI even while computing in situ permissible FSI of 3.00 or 4.00 (as the case may be) on site as per these Regulations.

(6) Similarly, Health post as per the requirement of the concerned Municipal Corporation and police chowky of 25.00 sq. m. Carpet area shall be provided as per the requirement of the Commissioner of Police under a Slum Rehabilitation Scheme. In case of misuse of these facilities, the same shall be taken over by the CEO, SRA who shall be competent to allot the same to same other organization / institution for public use.

(7) Convenience shopping as defined in the corresponding provisions of the DCR of the concerned Municipal Corporation shall be permitted along the layout roads within the SRS, having width of 9.00 m. and above, provided a setback of 3.0 m. is provided. This shopping provision would be in addition to the provision for shop area allowed according to these Regulations.

SR-22 :- If any question or dispute arises with regard to interpretation of any of the above regulations, the CEO SRA shall take a decision with prior approval of the Government, which shall do so after considering the matter and if necessary, after giving hearing to the parties. The decision of the Government on the interpretation of such regulations shall be final and binding on all the concerned parties.

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