

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६४
कलम १५४ अन्वये निर्देश पुणे, पिंपरी चिंचवड
झोपडपट्टी पुनर्वसन प्राधिकरणासाठीचे नियम

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्रमांक टिपीएस - १८०८/प्र.क्र.१२४२/०८/नवि-१३

मंत्रालय, मुंबई : ४०० ०३२

दिनांक : ११ डिसेंबर २००८.

पहा :- १. शासन निर्णय क्रमांक टिपीएस - १८०७/२००६/प्र.क्र.४१६/०६/नवि-१२, दि.२०.०३.२००७

२. शासन निर्णय क्रमांक टिपीएस - १८०८/प्र.क्र.१२४२/०८/नवि-१३, दि.२५.०६.२००८

३. शासन निर्णय क्रमांक टिपीएस - १८०८/प्र.क्र.१२४२/०८/नवि-१३, दि.२४.०७.२००८

महाराष्ट्र
प्रादेशिक व
नगररचना
अधिनियम
१९६६

ज्याअर्थी, शासनाच्या गृहनिर्माण विभागाची अधिसूचना क्रमांक-झोपुयो
२००४/प्र.क्र.२१३/झोपडपट्टी-१ दिनांक ३० जून २००५ द्वारे पुणे, पिंपरी-चिंचवड
महानगरपालिका क्षेत्रासाठी पुनर्वसन प्राधिकरणाची स्थापना करण्यात आली आहे;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
(यापुढे "उक्त अधिनियम" असे उल्लेखलेला) चे कलम २ (१९) (बी) मधील
तरतुदीनुसार झोपडपट्टी पुनर्वसन प्राधिकरण" हे घोषित झोपडपट्टी क्षेत्रासार्थ
नियोजन प्राधिकरण आहे, (यापुढे "उक्त नियोजन प्राधिकरण" असे उल्लेखलेले)

आणि ज्याअर्थी, पुणे आणि पिंपरी-चिंचवड महानगरपालिका क्षेत्रासाठी
महाराष्ट्र झोपडपट्टी क्षेत्र (सुधारणा, निर्मूलन आणि पुनर्विकास) अधिनियम,
१९७१ चे कलम ३ अे नुसार पुणे, पिंपरी-चिंचवड झोपडपट्टी पुनर्वसन प्राधिकरणाची
नेमणूक करण्यात आली आहे;

आणि ज्याअर्थी, शासनाचे वरील अ.क्र.३ मधील शासन निर्णय क्र.टिपीएस-
१८०८/प्र.क्र.१२४२/०८/नवि-१३ दि. २४.७.२००८ नुसार उक्त अधिनियमाचे कलम
१५४ अन्वये उक्त नियोजन प्राधिकरणास निर्देश देवून निदेशासोबतच्या परिशिष्ट
"अ" मध्ये दिलेल्या विशेष नियमावलीमधील नियम तात्काळ अंमलात आणण्यात
आलेले आहेत.

आणि ज्याअर्थी मुख्य कार्यकारी अधिकारी, पुणे पिंपरी चिंचवड झोपडपट्टी
पुनर्वसन प्राधिकरण यांनी दि.२७.१०.२००८ रोजीच्या पत्र क्र.झोपुप्रा/२०९९ द्वारे पुणे
व पिंपरी चिंचवड महानगरपालिका क्षेत्रामधील झोपडपट्टी पुनर्वसन योजना
शीघ्रगतीने व परिणामकारकरित्या राबविण्यासाठी दि.२४.०७.२००८ च्या

निदेशानुसार केलेल्या विशेष नियमावलीमध्ये आवश्यक बदल करून निदेश देण्याची शासनास विनंती केलेली आहे.

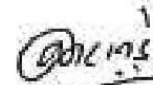
आणि ज्याअर्थी, मुख्य कार्यकारी अधिकारी यांच्या विनंतीचा विचार करून दि. २४.७.२००८ च्या शासन निदेशामधील विशेष नियमावलीमध्ये काही बदल करणे आवश्यक असल्याचे शासनाचे मत झालेले आहे.

त्याअर्थी शासनाने दि. २४.७.२००८ रोजी कलम १५४ अन्वये दिलेले निदेश रद्द करून उक्त अधिनियमाचे कलम १५४ अन्वये शासन आता खालीलप्रमाणे सुधारीत निदेश देत आहे.

निदेश

- १) पुणे पिंपरी-चिंचवड झोपडपट्टी पुनर्वसन प्राधिकरणाने त्यांच्या अधिकार क्षेत्रातील मंजूर विकास योजनांच्या मंजूर विकास नियंत्रण नियमावलीतील अपेंडीक्स टी मधील प्रचलित नियमांपेवजी खाली परिशिष्ट "अ" मध्ये दिलेले नियम समाविष्ट करून तयार होणारे नियम झोपडपट्टी पुनर्वसन प्राधिकरणासाठी लागू करण्याकरीता म.प्रा. व न.र. अधिनियम १९६६ चे कलम ३७(१) अन्वये कार्यवाही करावी.
- २) त्यासंबंधीची नोटीस ९० दिवसांच्या आत प्रसिध्द करून सूचना/हरकती मागविण्यात याव्यात.
- ३) प्राप्त सूचना हरकर्तींना सुनावणी देऊन कलम ३७(१) अन्वये कार्यवाही पूर्ण करून प्रस्ताव शासनाच्या मंजूरीसाठी सादर करावा.
- ४) सदर प्रस्ताव शासनाला सादर होण्यापूर्वी आणि त्यास मंजूरी मिळण्यापूर्वी परिशिष्ट "अ" मध्ये दिलेले नियम तात्काळ अंमलात आणण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(वि. म. रानडे)

अवरसचिव, महाराष्ट्र शासन.

SCHEDULE - A

SPECIAL REGULATIONS FOR PUNE AND PIMPRI CHINCHWAD SLUM REHABILITATION AUTHORITY

SR - 1 APPLICABILITY:

SR - 1 (1):Provisions of these Regulations shall be applicable to those slums which have been declared and notified as "SLUMS" by the Competent Authority under the provisions of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971, and the slum dwellers staying therein and whose names have appeared in the Legislative Assembly Voter's list of 01/01/1995 or date prior thereto or photo pass and other relevant proofs prior to 1995 or as may be decided by State Government from time to time. These shall also be applicable to areas declared as Rehabilitation areas and temporary or permanent transit camps. The provisions of these Regulations shall prevail over the corresponding provisions of the Development Control Regulations. In respect of all matters not specifically mentioned in these Regulations, the Development Control Regulations, of sanctioned Development Plan Pune / sanctioned Development Plan Pune (Additional Area)/ sanctioned Development Plan PCMC / sanctioned dev. Plan PCMC (Additional Area) whichever applicable, shall be applicable along with the subsequent modifications.

SR - 1 (2)CONVERSION OF OLD PROJECT INTO NEW PROJECT:

SR - 1 (2a): The applicability of these Regulations shall also be subject to the approval and written consent of the Chief Executive Officer, Slum Rehabilitation Authority(CEO,SRA). Wherever there is an application for conversion of the old project of slum redevelopment into the new, it shall be considered only if the full occupation certificate has not been given and provided the conditions relating to the payment of Rs. 20,000=00 per tenement and Rs.560 per sq.mt. for the required built up area, infrastructural improvement charges are complied with, and subject to conditions as may be imposed by the CEO,SRA. provided however that nothing in these Regulations shall adversely affect all rehabilitation schemes previously sanctioned.

SR - 1 (2b): Notwithstanding anything contained in the above SR -1(2a), for a period of one year from the date of coming into force of these regulations, there shall be an option to the Owners/ Developers/ Co-operative Societies of Hutment dwellers/NGOs to seek modification in their Slum Redevelopment Schemes(SRS), already approved by the SRA Committee, appointed under the Slum Act 1971, for Pune & Pimpri Chinchwad, within a total sanction of 2.50 FSI which CEO,SRA may approve subject to the condition that an amount of Rs.560/- per sq.mt. for the required built up area & the payment as specified in clause SR-1(2a) for infrastructure improvement charges shall be paid by the Owners/ Developers/Co-operative Societies of Hutment dwellers / NGO for the built up area additionally granted while enhancing the FSI and further subject to any other additional terms and conditions as may be imposed by the CEO,SRA.

SR - 1 (3): The provisions of these Regulations shall not apply to slum areas existing on any lands earmarked as Hill Tops Hill Slopes, Green Belts, No Development Zone in the Development Plan and in Open Spaces of approved layouts wherein residential land use and developments is otherwise not permissible. Such slums are to be evicted. However, such slums shall be allowed to be rehabilitated on other sites under the provisions of these Regulations. The slum areas existing on reservations like Play Ground, Garden, Recreation Ground, Open Space etc. shall not be allowed to be rehabilitated on the same land, subject to the decision of Writ Petition filed in High Court.

SR - 1 (4): The reconstructed tenement shall be of the ownership of the hutment dweller and spouse co-jointly; and shall be so entered and be deemed to be so entered in the records of the co- operative housing society, including the share certificate and all relevant documents. Such tenement shall not be sold or leased by the hutment dweller without permission of SRA. Such Provision shall be included in the Agreement between the slum dweller and the developer. Before granting No Objection Certificate, the SRA shall verify that the slum dweller is really shifting outside Pune and/or Pimpri Chinchwad Municipal Corporation area.

SR - 1 (5): The owner/ power of attorney holder / lease holder (with sufficient un-expired lease period and concurring lease terms) of the land, only through a developer registered with SRA, shall be allowed to redevelop the slum area subject to the provisions laid down in these Regulations.

SR –1(6)(a) The hutment dweller shall be rehabilitated in the same scheme wherein the hutment is situated except (6)(b) given below.

SR –1(6)(b) Hutment dwellers in slums that are on lands required for vital public utility 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 –1(6)(c) A certified extract of the relevant electoral roll shall be considered adequate evidence to establish the eligibility of a person provided he is found residing in the structure. This is to avoid the possibility of persons who have left the structure coming back to claim free tenement under the scheme even though they have in the normal course, left the slum and gone away into any non-slum area out of Pune and/or Pimpri Chinchwad Municipal Corporation area. If hutment dwellers are found residing in the structure, but the names are on the electoral roll on or prior to 1st January, 1995 at another slum/pavement site in jurisdiction of Pune and/or Pimpri Chinchwad Municipal Corporation area, they shall be considered eligible but only at the place of present residence. In case of doubt or dispute, the CEO,SRA shall get an inquiry made as may be considered necessary, and give a decision thereon, and it shall be final and binding on all parties concerned.

SR –1(6)(d) An individual agreement shall be entered into by the owner/developer/co-operative housing society with the hutment dweller of each structure in the slum. However, for the approval of the scheme, consent of 70% of eligible slum

dwellers shall be considered adequate. In individual agreement entered into between the hutment dweller and the owner/developer/co-operative housing society shall be in the joint name of pramukh hutment dweller and spouse for every structure.

SR –1(6)(e) After occupation of rehabilitation tenement if the slum dweller reconstructs or occupies any new hutment or structure such unauthorized structure shall be immediately evicted and demolished.

SR –1(6)(f) The SRA shall survey, analyze and prepare a general rehabilitation program for area under its jurisdiction or parts. The SRA shall publish its intention to implement rehabilitation program on such lands to general public through notice published in newspaper having wide circulation within that area and also within jurisdiction. The owner 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 his failure to do so, the authority SRA shall issue a notice to acquire the same as per the provisions of the Slum Act. If the owner within 30 days from the receipt of such notice submits a proposal to the SRA within the prescribed form and along with relevant required documents, drawings (through a registered SRA developer), the CEO,SRA shall consider such proposal. After expiry of this period the CEOSRA shall acquire the said land under the provisions of the Slum Act and get the rehabilitation scheme executed.

SR - 1 (7): Slum redevelopment schemes can be taken up on Town Planning Scheme plots as well. Contravening structures in the adjoining final plots, if declared slum redevelopment area by the Competent Authority may be included in the slum redevelopment scheme in the relevant final plot of the Town Planning Scheme.

SR - 1 (8) PAYMENTS TO BE MADE TO SRA AND INSTALMENTS:

- (i) All relaxations outlined herein shall be given to the rehabilitation component, and also to the composite buildings in the scheme. Premium shall not be charged for all or any of the relaxations given herein.
- (ii) Relaxations for the free sale component shall be given on payment of 10 percent of the normal premium. Provided composite buildings shall have a minimum of 70% of the total built up area under rehab component.
- (iii) Land Development charges shall not be charged for lands under declared slum rehabilitation areas. However infrastructural improvement charges shall be paid to SRA at the rate which shall be decided by the concerned Municipal Corporations from time to time for the built up area over and above the permissible FSI of the zone. These charges shall also apply to the transit camp. Rate of infrastructural improvement charges shall not be more than the rate charged for Mumbai SRA schemes.
- (iv) An amount of Rs.20,000 or such an amount as may be decided by the State Government from time to time per tenement including the welfare hall and balwadi in the rehab component as well as in the case of permanent transit camp tenements will have to be deposited by the owner/developer/society with the SRA, in accordance with the time-schedule for such payment as may be laid down by the CEO,SRA. However, by the time of completion of construction for occupation of tenements by the hutment dwellers, the total amount at the rate of Rs.20,000 per tenement completed should have been deposited in full. The building permission for the last 25 percent of the freesale component would be given only after all the required amount is deposited in full with SRA.
- (v) An amount of Rs.560 per sq.mt. shall be paid by the owner/developer/society/NGO for the built-up area over and above the normally permissible FSI, for the rehabilitation and freesale components. Similarly, it shall be paid for the built-up area over and above the normally permissible FSI for construction of transit camps in accordance with the

provisions under DCR of concerned Municipal Corporation. This amount shall be paid to the SRA in accordance with the time-schedule for such payment as may be laid down by the CEOSRA, provided the installments shall not exceed beyond the completion of construction. This amount shall be used for schemes to be prepared for the improvement of infrastructure in slum or slum rehabilitation areas.

Provided that out of Rs.560/- per sq.mt. infrastructural improvement charges, 90% amount will go to the concerned Municipal Corporation & 10% amount will remain with SRA.

However any infrastructural improvement charges levied under the same head by concerned Municipal Corporation for loading of slum TDR shall be adjusted.

SR - 1 (9): A bank guarantee of 2.50% (Two and half percent) amount of cost of construction of rehabilitation of slums shall be produced by the developer.

SR - 2 FSI / FAR: FLOOR SPACE INDEX / FLOOR AREA RATIO:

SR - 2 (1): Permissible FSI in congested and non-congested area may exceed 3.00 out of which maximum FSI up to 0.50 may be utilized for Convenience Shopping. Such convenience shopping 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.

SR - 2 (2): Even though the sanctioned FSI can be utilized on any slum site for the scheme shall not exceed 3.00 and the difference between the sanctioned higher FSI and 3.00, if any, will be made available in the form of Transferable Development Right (TDR) in accordance with the Development Control Regulations. Provided that if the existing tenement density is more than 650 per hectare FSI consumption insitu may be allowed to be exceeded upto 4.00 with prior approval of Govt. In such cases the difference between sanctioned higher FSI and 4.00 if any will be made available in the form of TDR in accordance with the provisions of DC Rules. In case of substantial plot area (i.e. 50% or more area) is under non-buildable DP reservation and if the same is handed over by the owner free of cost to appropriate authority then with prior approval of Government, in-situ FSI up to 4.00 can be permitted.

SR - 2 (3): Notwithstanding the provisions in SR -2 (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 with the approval of CEO,SRA.

SR - 2 (4): REGULATION FOR GRANT OF TDR :

- a. The total sanctioned FSI can be utilized on any slum site for the scheme up to maximum of 2.75 or 3.00 (as the case may be) and the difference between the sanctioned FSI and in-situ maximum permissible FSI, if any, will be made available in the form of Transferable Development Rights (TDR) to the registered SRA developer as per provisions in these Regulations.
- b. The TDR to be sanctioned in accordance with these regulations and generated from the slum rehabilitation schemes shall be allowed in Pune and Pimpri Chinchwad Municipal Corporation new and old limits respectively excluding congested areas, main arterial road up to 30 m depth on both sides, heritage structures, SRD or SRA project lands. This shall be applicable to schemes on lands in MIDC, PCNTDA area also, in these cases the Slum TDR generated shall be allowed to be utilized under these norms in PCMC area.

SR - 2 (5): The utilization of TDR on receiving plot (in PMC or PCMC old & new limits area) shall be as given below (any one of the following combination as the case may be)

- (i) Only Slum TDR = 0.60
- (ii) Reservation TDR + Slum TDR = 0.60
- (iii) Reservation TDR + Slum TDR + Road area of the very said plot = 1.00
- (iv) Road FSI / TDR + Slum TDR = 0.60

Subject to the condition that infrastructural improvement charges shall be paid to SRA as per rule no. SR-1(8).

- (a) The Slum TDR shall be released in stages as under.
 After issue of plinth completion certificate of rehab building/s 25% of total Slum TDR permissible shall be released.
 After completion of RCC and brickwork of rehab building/s 35% of total Slum TDR permissible shall be released.
 After issue of occupation certificate of rehab building/s 40% of total Slum TDR permissible shall be released.
- (b) The DRC for Slum TDR shall be issued by the Commissioner of the respective Municipal Corporation himself on recommendations by the CEO, SRA. The FSI credit in square meters of built up area will be stated in figures and in words, the place from where TDR is earned, and where it may be utilized.
- (c) The built up area for grant of DRC shall be equal to the FSI of the sanctioned slum rehabilitation scheme allowed to be taken in the form of Slum TDR.
- (d) Where a buildable amenity on the reserved plot for which slum rehabilitation scheme is sanctioned, and handed over free of cost to the Municipal Corporation, the Commissioner may grant a further TDR due for the construction of the said amenity in accordance with the general policy of the concerned Municipal Corporation in this regard.
- (e) The slum TDR is allowed to be utilized in zones as given below (but except on lands as mentioned in SR- 1(3) & SR-2(4)(b) above)
- | | | |
|--------------------------|---|-------------------------|
| SRA scheme in A & B zone | : | Slum TDR in B & C zone, |
| SRA scheme in C zone | : | Slum TDR in C & D zone. |
| SRA scheme in D zone | : | Slum TDR in D zone. |
- (f) The DRC may be used on one or more plots of land whether vacant or already developed by the 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 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.

- (g) Wherever slum TDR arising out of slum rehabilitation schemes is received, 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 - 2 (6) REHABILITATION & FREE SALE COMPONENTS:

FSI for rehabilitation of eligible slum / pavement dwellers including the FSI for the rehabilitation component and for the free sale component. Ratio between the two components shall be as laid down herein below :

SR - 2 (6)(a)FSI RATIOS FOR PUNE MUNICIPAL CORPORATION AREA

Zone - A : 1 : 2.00

In Zone - A, if the rehabilitation component is 10 sq.mt. of construction, then an additional 20 sq.mt. area will be permitted so that 20 sq.mt. can be sold in open market and the rehabilitation component subsidized.

Zone - B : 1 : 2.50

In Zone - B if the rehabilitation component is 10 sq. mt. of construction, the additional 25 sq.mt. area will be permitted so that 25 sq.mt. can be sold in open market and the rehabilitation component subsidized.

Zone - C & D : 1 : 3.00

In Zone - C & D if rehabilitation component is 10 sq. mt. then additional 30 sq. mt. will be permitted so that 30 sq. mt. can be sold in open market and the rehabilitation component subsidized.

SR - 2(6)(b) FSI RATIOS FOR PIMPRI CHINCHWAD MUNICIPAL CORPORATION AREA:

Zone - A : 1 : 2.00

In Zone - A, if the rehabilitation component is 10 sq.mt. of construction, then an additional 20 sq.mt. area will be permitted so that 20 sq.mt. can be sold in open market and the rehabilitation component subsidized.

Zone - B : 1 : 2.50

In Zone - B, if the rehabilitation component is 10 sq. mt. of construction, the additional 25 sq. mt. area will be permitted so that 25 sq. mt. can be sold in open market and the rehabilitation component subsidized.

Zone – C : 1 : 3.00

In Zone – C, If Rehabilitation component is 10 sq. mt. then additional 30 sq. mt. will be permitted so that 30 sq. mt. can be sold in open market and the rehabilitation component subsidized.

SR - 2 (6)(c): If unencumbered lands are to be used for Rehabilitation of the hutment dwellers on lands reserved for vital public purpose then if the rehab component is 10 sq. m. of construction, then additional 10 sq. m. area will be permitted so that 10 sq. m. can be sold in open market and rehab component subsidized. In such cases the provisions of SR-2(6)(a) and SR-2(6)(b) shall not be applicable.

SR - 2 (7): If the rehabilitation project of a slum located on land belonging to a public authority and needed for a vital public purpose, is taken on an unencumbered plot, in addition to the rehabilitation and free sale component as laid down in SR 2(6)(a) and 2(6)(b) above for concerned Municipal Corporation, TDR for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot.

SR - 2 (8): Area/Tenements to be given to the Slum Rehabilitation Authority Free of Cost : On considering the FSI of 3.00 on the net plot area and on distributing the same in proportion to the provision in SR - 2(6), the 10 sq. mt. component to be mainly used for rehabilitation of the existing slum dwellers and the balance area from this 10 sq. mt. 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 slums, the SRA will not be entitled for any area. If requirement of area for rehabilitation of existing slum exceeds 10 sq. mt. component, the owner / developer / co-operative housing society shall be entitled for TDR as per provisions of SR -2 (2) and SR -2 (4) and in this case the SRA will not be entitled for any area.

SR - 2 (9): The SRA shall use the tenements received by them free of cost as per the provisions in SR -2 (8) for the purpose of transit or project affected persons or slum dwellers from other slums.

SR - 3 TENEMENT DENSITY:

Minimum Density of plot including non- residential units.

SR - 3 (1): The minimum tenement shall be 360 tenements per hectare on the basis of FSI 1.00. The number of tenements per hectare shall be increased or decreased in proportion to the permitted FSI.

SR - 3 (1A): All non-residential built-up area shall be included in the computation of density but on scale of 25.00 sq.mt. of carpet area being one tenement.

SR - 3 (1B): For computation of the tenements the net plot area shall be considered after deducting development plan reservations and recreation / amenity open space.

SR - 3 (2): The terms and conditions for resettlement of such existing tenements shall be as governed by the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971.

SR - 4 DEVELOPMENT CONTROL REGULATIONS:

SR - 4 (1): Every slum site may be developed with layout of buildings. For the computation of FSI and tenement density in sites admeasuring 4,000 sq.mt. or more, the net plot area shall be 90% of the gross plot area.

SR - 4 (2): Open spaces shall be maintained as per Development Control Regulations and structures permissible in open spaces as per Development Control Regulation will be permissible in open spaces of slum rehabilitation schemes.

SR - 4 (3): Roads in the layouts of slum area redevelopment sites 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 the permissible FSI and tenement density.

SR - 4 (4): The permissible ground coverage shall be total plot area after deducting required marginal open space / setback areas from the plot boundaries.

SR - 4 (5): The marginal distances from the front, side and rear boundaries of the land shall be maintained as follows.

(a) If the slum redevelopment site 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.

(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. up to 24 mt. of height of building. It shall be increased proportionately upon increase in height above 24 mt, but not exceeding 7.50m for 40m height buildings. For building height more than 40 m 25% relaxation in all marginal distances shall be given. The marginal distances may be further relaxed by the CEO, SRA on the merits of each case.

SR- 4 (6): 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 concerned Development Control Regulations. However, the maximum height of the building shall be as per the prevailing regulations of corresponding Municipal Corporations.

SR - 5 BUILDING CONTROL REGULATIONS:

SR - 5 (1)

The scheme shall provide that each slum dweller shall be given free of cost a residential tenement having a carpet area of 25.00 sq. mt. including balcony, bath and water closet but excluding common areas in exchange of his / her structure.

SR - 5 (2): In any scheme of redevelopment, shop area for the project affected / slum dwellers shall not exceed the areas which existed prior to the redevelopment of the property or 25.00 sq. mt. of carpet area which ever is less.

SR - 5 (3): 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 - 5 (3A): TRANSIT CAMP ACCOMODATION:

1) The temporary transit camp for rehabilitation of slum dwellers may be allowed on site it self or on sites other than the declared slum area within 2.00 km. of concerned Municipal Corporation limit and minimum 50% transit camp should be erected for sanctioned eligible slum dwellers.

2) The area of temporary transit camp shall be excluded from the computation of FSI but the safety of the structure shall be ensured with adequate circulation passage etc.

3) Such building permission shall be given within 15 days from the date of applications with all necessary papers and after approval to the project by the SRA failing which it shall be deemed to be given.

4) On any nearby vacant site without any reservation in the development plan construction of transit camp with the consent of land owners use of light material shall be allowed. Temporary shall mean made of detachable material such as tubular prefabricated light structures.

5) In all such cases where the temporary transit camp is erected the condition shall be that the structures shall be demolished by the developers/society/NGO within 30 days of granting part occupation certificate except that final occupation to the rehabilitated building and the

site should be brought back to the original state by demolition of remaining transit camp structure before final occupation.

SR - 5 (4): A multi purpose room shall be allowed with size up to 12.5 sq.mt. with a minimum width of 2.4 mt.

SR - 5 (5): Provision of a separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.mt. with minimum width of 1.2 mt.

SR - 5 (6): The front open space on roads having width 9.14 mt. & below shall be of a minimum of 1.5 mt. for buildings with heights up to 10 mt.

SR - 5 (7): The width of pathways shall be as follows.

- (i) 1.5 mt. width for pathways up to 20 mt. length.
- (ii) 2.0 mt. width for pathways up to 30 mt. length.
- (iii) 2.5t. width for pathways up to 40 mt. length.
- (iv) 3.0 mt. width for pathways up to 50 mt. length.

SR - 5 (8): 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.

SR – 5 (9): The minimum internal dimension for a water closet (if separately provided) shall be 0.90m x 1.10m.

SR – 5 (10):The minimum internal size of ventilation shaft shall be 1.50m x 2.40 m.

SR - 5 (11): A septic tank shall be provided with capacity of 141.6 liters (five cubic feet) per capita where the municipal services are likely to be available within four or five years or so. Pour flush water seal latrines (NEERI TYPE) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

SR- 5 (12): For every rehabilitation unit provision for 1 two wheeler and 2 cycles shall be made.

SR - 5 (13): In case of multistoried 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 Regulation SR - 5(8) in these Regulations shall not apply if multi storied building contains at least 50% of the built up area as rehabilitation component.

SR - 5 (14): The above special regulations shall also be eligible for further relaxation by written permission of the CEO,SRA as per Development Control Regulation-regarding demonstrable hardship in specific cases where genuine hardship is demonstrated. The CEO,SRA shall give such concessions.

SR - 6 SLUM AND DEVELOPMENT PLAN RESERVATIONS::

SR 6 - (1): Slums situated in lands falling under various reservations in the development plan shall be developed on the following principle

SR 6 - (2): 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 400 T/H, it shall be reduced to 33 percent, but in no case it shall be less than 33%. The users as otherwise allowed in the zones in the vicinity of the reservation can be permitted by Commissioner.

SR - 6 (3): Slums situated in lands under industrial and public / semi public zone shall be allowed without charging any premium for conversion and for allowing redevelopment.

SR - 6 (4): Where a D.P. Road passes through slum entire 100 percent FSI of the road may be given in the same site in the remainder of the plot.

SR – 7 PREMIUM OF OWNERSHIP & TERMS OF LEASE:

The developer/co.op.housing society shall pay premium at the rate of twenty five percent in terms of Ready Reckoner in respect of slum rehabilitation scheme proposed to be undertaken on lands owned by Government, semi Govt., undertakings and Local Bodies.

SR – 8: Approval to the scheme as per these Regulations shall be given by the CEO,SRA.

SR- 9: Implementation of Slum Rehabilitation Scheme through tendering process shall not be permissible.

SR – 10 - CLUBBING OF TWO SCHEMES:

SR - 10 (1): Clubbing of two or more Slum Rehabilitation Schemes proposed within a radius of 2 km aerial distance may be allowed by keeping the rehab component to sale component ratio same in the respective lands and corresponding ratio zones. In such 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 proposals. Provided this approval is subject to payment of difference in Ready Reckoner Rate for builtup premises for sale components, proposed to be exchanged.

SR - 10 (2): The SRS proposal shall be allowed to be executed as Composite proposal. In such case developer may execute the Slum Rehabilitation Schemes along with any other encumbered or unencumbered build-able land by availing benefits under these regulations on any of the land, restricting to the rehabilitation area existed prior to such composition. This shall even mean to allow rehabilitation component on one land (with permissible FSI as per the prevailing rules of corresponding municipal corporations) and entire permissible in-situ FSI of sale component on the other land under these provisions.

SR - 11 WELFARE HALL, BALWADI, SOCIETY OFFICE & RELIGIOUS STRUCTURES:

SR - 11(1): Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by the Government from time to time as part of redevelopment, shall not exceed the area that existed prior to redevelopment.

SR - 11(2): For sites admeasuring area more than 10000 sq. m. (one hectare) one balwadi, one social center, one women's' welfare center of 25 sq. m. each shall be provided for the Slum Rehabilitation Schemes beneficiaries free of cost, but located so as to serve all the floors and buildings equitably. In case of misuse, SRA shall take it over & shall allot to some other organization/institution for public use.

SR - 11(3): One society office of 12 sq. m. (free of FSI) for slum dwellers shall be provided free of cost in every Slum Rehabilitation Schemes proposal. An attached toilet of 4 sq. m. area (free of FSI) may be permitted.

SR - 11(4): All the areas underlying welfare halls, society office, balwadi/s religious structure/s, the commercial areas given by way of incentives to the co-operative society and the non governmental organizations shall be free of cost and shall form part of rehabilitation component and it is on the basis the free sale component will be computed. These provisions shall apply to construction of transit camps under local DC Regulation also.

SR - 11(5): Welfare halls, society office and balwadis in the rehabilitation component shall not be counted towards the FSI even while computing 3.00 FSI on site.