

झोपडपट्टी पुनर्वसन प्राधिकरण
५ वा मजला, गृहनिर्माण भवन, वांद्रे, (पूर्व) मुंबई ४०० ०५१.

दिनांक : २३/०२/२०१०

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ मधील कलम ३७ (१) अन्वये
सूचना

क्र. झोपुप्रा/धापुप्र/नर/कार्या-१/टोपी-२/विनिनि/४१/१०

ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास विभागाने अधिसूचना क्र. डीसीआर/१०९०/आरडीपी/युडी-११ दिनांक २० फेब्रुवारी, १९९१ अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (यापुढे "उक्त अधिनियम" असे संबोधिलेले) चे कलम ३१ खाली बृहन्मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावली १९९१ ला मंजूरी दिली असून ती दिनांक- २५ मार्च १९९१ पासून अंमलात आलेली आहे. (यापुढे "उक्त नियमावली" असे संबोधिलेले)

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या गृहनिर्माण व विशेष सहाय्य विभागाने दिनांक- १६ डिसेंबर १९९५ च्या अधिसूचना क्र. झोपुयो-१०९५/प्र.क्र.३७/गृहनिर्माण सेल अन्वये महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मुलन आणि पुनर्विकास) अधिनियम, १९७१ मधील कलम ३ (अ) मधील तरतुदींच्या अधीन राहून "झोपडपट्टी पुनर्वसन प्राधिकरणाची" नियुक्ती केलेली आहे. (यापुढे "उक्त प्राधिकरण" म्हणून संबोधिलेले).

आणि ज्याअर्थी , बृहन्मुंबईमधील झोपडपट्टी क्षेत्रात, झोपडपट्टी पुनर्वसन योजनेची अंमलबजावणी करण्यासाठी उक्त प्राधिकरणास, कलम २(१९) (अ) व (ब) नुसार उक्त अधिनियमात अभिप्रेत असणारा नियोजन प्राधिकरणाचा दर्जा दिलेला आहे.

आणि ज्याअर्थी , महाराष्ट्र शासनाच्या गृहनिर्माण विभागाने निर्णय क्रं झोपुयो /२००३/प्र.क्रं १८९/ झोपुसु-१ दिनांक- ०४/०२/२००४ नुसार धारावी क्षेत्राचा सेक्टर संकल्पनेवर आधारीत व्यापक विकास करण्याचे निश्चित केलेले असून धारावी क्षेत्रासाठी झोपडपट्टी पुनर्वसन प्राधिकरणाला विशेष नियोजन प्राधिकरण म्हणून घोषित करण्याचा निर्णय घेण्यात आला आहे. (यापुढे "उक्त निर्णय" असे संबोधिलेले).

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास विभागाने अधिसूचना क्र. टीपीबी ४०३४/३२२/सीआर-५६/०४/युडी-११ दिनांक ०९.०३.२००५ व अधिसूचना क्र. टीपीबी ४३०८/३४९९/सीआर-८३/०९/ युडी - ११ दिनांक २५.०६.२००९ अन्वये धारावी अधिसूचित क्षेत्र निश्चित केले असून (यापुढे "उक्त क्षेत्र" म्हणून संबोधिलेले)

या क्षेत्राचे नियोजन व पुनर्विकास करण्यासाठी उक्त अधिनियमातील कलम ४० मधील उपकलम (१ ब) मधील तरतुदीनुसार झोपडपट्टी पुनर्वसन प्राधिकरणाची विशेष नियोजन प्राधिकरण म्हणून नियुक्ती केलेली आहे.

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास विभागाने आदेश क्र. टीपीबी-४३०६/२५९३/सीआर-२०४/०६/युडी-११ दिनांक २०.११.२००६ अन्वये उक्त क्षेत्राचा पुनर्विकास करण्यासाठी उक्त नियमावलीमध्ये नियम क्र. २७ (अ), ३३ (९) (अ) व ३३ (१०) (अ) अंतर्भूत करण्याबाबतचा फेरबदलाचा प्रस्ताव तयार करण्याचे निर्देश उक्त अधिनियमातील कलम ३७ (१) सहकलम १५४ नुसार दिलेले होते.

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास विभागाने दिलेल्या उपरोक्त निर्देशाप्रमाणे उक्त क्षेत्राच्या नियमावलीत उक्त अधिनियमातील कलम ३७(१) खाली नोटीस, जनतेच्या सुचना / हरकती मागविण्यासाठी दिनांक- २०/०१/२००७ रोजी शासन राजपत्रात तसेच दिनांक- २१/०१/२००७ रोजी दैनिक लोकसत्ता व दैनिक इंडियन एक्सप्रेस या स्थानिक वृत्तपत्रात उक्त प्राधिकरणाने प्रसिध्द केलेली होती. सदर नोटीसीच्या अनुषंगाने जनतेकडून प्राप्त झालेल्या एकू ण ४८ सुचना / हरकतीवर सुनावण्या दिनांक- १९/६/२००७, दिनांक- २०/०६/२००७, दिनांक- २१/०६/२००७, व दिनांक- १०/७/२००७ रोजी देण्यात आलेल्या होत्या. जनतेकडून प्राप्त झालेल्या लेखी सुचना / हरकती, अर्जदारांनी सुनावणीच्या वेळेस उपस्थित केलेले मुद्दे विचारात घेऊन तसेच सदर फेरबदलाची नोटीस प्रसिध्द झाल्यानंतर उक्त क्षेत्राबाबत शासनाने घेतलेल्या निर्णयांचा अंतर्भाव करून फेरबदलाचा प्रस्ताव उक्त अधिनियमाच्या कलम ३७(२) खालील मंजूरीसाठी धारावी पुनर्विकास प्रकल्प / झोपडपट्टी पुनर्वसन प्राधिकरणाने पत्र क्रं झोपुप्रा / धापुप्र/ ससंनर /विनिनि/२००९/७७ दिनांक- २९/०६/२००९ अन्वये शासनास सादर केलेला होता.

आणि ज्याअर्थी , महाराष्ट्र शासनाच्या नगर विकास विभागाने आदेश क्रं टीपीबी -४३०९/२२५४/प्र.क्रं २१९/०९/नवि-११ दिनांक- ०३/०२/२०१० अन्वये विशेष कार्य अधिकारी, धारावी पुनर्विकास प्रकल्प यांनी सुचना / हरकती मागविण्यासाठी यापूर्वी प्रसिध्द केलेल्या उक्त क्षेत्राच्या नियमावलीत व शासनास मंजूरीसाठी सादर केलेल्या नियमावलीमध्ये मोठ्या स्वरूपातील बदल केलेले असल्याने तसेच काही नविन तरतुदी समाविष्ट केलेल्या असल्याने त्या फेरबदलावर (यापुढे "उक्त फेरबदल" असे संबोधिलेले) उक्त अधिनियमाच्या तरतुदीनुसार जनतेच्या हरकती व सूचना मागविण्याकरीता सर्व वैधानिक कार्यवाही करून फेरप्रस्ताव शासनाच्या मंजूरीसाठी सादर करण्याचे आदेश धारावी पुनर्विकास प्रकल्प / झोपडपट्टी पुनर्वसन प्राधिकरणास दिलेले आहेत.

त्याअर्थी आता, उक्त प्राधिकरण, उक्त अधिनियमाच्या कलम ३७ (१) मधील तरतुदी अन्वये उक्त फेरबदलांवर (सोबत जोडलेल्या अनुसूचीप्रमाणे) जनतेकडून ही सूचना शासन राजपत्रात प्रसिध्द झाल्यापासून ३० दिवसांच्या आत सूचना / हरकती मागवीत आहे.

उक्त फेरबदल दर्शविणा-या प्रती (सोबत जोडलेल्या अनुसूचीप्रमाणे) उक्त प्राधिकरणाच्या कार्यालयात तसेच धारावी अधिसूचित क्षेत्रातील उक्त प्राधिकरणाच्या राहूल उत्कर्ष ममता को. ऑप. हौ. सोसायटी , आंबेडकर

नगर, माटुंगा लेबर कॅम्प, धारावी, मुंबई- १७ या स्थानिक कार्यालयात तसेच उप संचालक नगर रचना, बृहन्मुंबई एन्सा हटमेटस, आझाद मैदान, मुंबई ४०० ००१, मुख्य अभियंता, विकास नियोजन, बृहन्मुंबई महानगरपालिका मुख्यालय, ४ था मजला, मुंबई, अतिरिक्त जिल्हाधिकारी (अतिक्रमण) ओल्ड कस्टम हाऊस, फोर्ट, मुंबई ४०० ०२३, जिल्हाधिकारी मुंबई शहर, ओल्ड कस्टम हाऊस, फोर्ट, मुंबई ४०० ०२३ यांच्या कार्यालयात अवलोकनार्थ ठेवल्या आहेत. तसेच उक्त फेरबदल (अनुसूचीसह) हे उक्त प्राधिकरणाच्या www.sra.gov.in या संकेतस्थळावर सुध्दा प्रसिध्द करण्यात आलेले आहे.

ज्या कोणास उक्त फेरबदलांवर (सोबत जोडलेल्या अनुसूचीप्रमाणे) हरकती / सूचना नोंदवावयाच्या असतील त्यांनी, ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या आत लेखी स्वरूपात, विशेष कार्य अधिकारी, धारावी पुनर्विकास प्रकल्प, झोपडपट्टी पुनर्वसन प्राधिकरण, ५ वा मजला, गृहनिर्माण भवन, वांद्रे (पूर्व) मुंबई ४०० ०५१ यांना पाठवाव्यात, तीस दिवसांच्या विहित कालावधीनंतर प्राप्त होणा-या सूचना / हरकतींवर विचार केला जाणार नाही .

मुंबई - ४०० ०५१
दिनांक : २३/०२/२०१०

सही/-
(गौतम चटर्जी)
विशेष कार्य अधिकारी
धारावी पुनर्विकास प्रकल्प

Slum Rehabilitation Authority

Grih Nirman Bhavan, Bandra (E), Mumbai – 400 051.

Date : 23/02/2010

Under Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966.

NOTICE

No. SRA/ADTP/DRP/DCR/41/10

Whereas, the Government of Maharashtra vide Notification of Urban Development Department No. DCR-1090/RDP/UD-11, dated. 20th February, 1991 has sanctioned the Development Control Regulations for Greater Mumbai 1991 (hereinafter referred to as “the said Regulations”) under section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) to come into force with effect from 25th March, 1991.

And whereas, the Government of Maharashtra vide Notification of Housing and Special Assistance Department No.SRA-1095/CR-37/Housing Cell, dated. 16th December, 1995 has appointed “Slum Rehabilitation Authority” (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, according to the provisions of section 2(19) (A) & (B) of the said Act the said authority has been granted the status of the Planning Authority in respect of slum rehabilitation areas for the purpose of implementation of Slum Rehabilitation Scheme in Brihan Mumbai.

And whereas, Government Resolution of Housing Department No. SRA / 2003 / CR-189 / S-1-1A dated 04/02/2004 (hereinafter referred to as “the said Resolution”) has decided to proceed Dharavi Redevelopment Project as comprehensive integrated development based on the concept of sectoral plan

and therefore for the said area Slum Rehabilitation Authority shall be declared as Special Planning Authority.

And whereas, Government in Urban Development Department vide its Notification No. TPB-4304/322/CR-56/04/UD-11 dated. 09/03/2005 and Notification No.TPB-4308/3499/CR-83/09/UD-11 dated- 25/06/2009 has declared Dharavi Notified Area and appointed Slum Rehabilitation Authority (hereinafter referred to as “the said Authority) as Special Planning Authority for planning and redevelopment of Dharavi Notified Area under the provision of sub section 1B of the section 40 of the said Act.

And whereas, Government in Urban Development Department vide its Order No. TPB-4306/2593/CR-204/06/UD-11 dated. 20/11/2006 had issued directions under section 37(1) read with 154 of the said Act to initiate modification in the said regulation 27(A), 33(9)(A) & 33(10)(A) as per the schedule attached therein.

And whereas, the Government of Maharashtra vide above direction of Urban Development Department, the said Authority had published a notice in the official Gazette on 20/01/2007 and in the two local news papers namely Indian Express & Loksatta on 21/01/2007 for inviting suggestions / objections from any persons with respect to the said modifications under section 37(1) of the said act. Accordingly to the said notice hearings were given to the 48 persons who had submitted suggestions / objections on 19/06/2007, 20/06/2007, 21/06/2007 & 10/07/2007. Considering the 48 suggestions / objections and points raised by the applicants during the above hearings and also including the various decisions taken by the Government for the said Area , Dharavi Redevelopment Project / Slum Rehabilitation Authority had submitted the proposal of modification to the state Government for sanction vide letter No. SRA/DRP/ADTP/DCR/ 2009/77 dated- 29/06/2009.

And whereas, Government of Maharashtra vide order of Urban Development Department No. TPB-4309/2254/CR-219/09/UD-11 dated-03/02/2010 has informed that the said proposal submitted by Officer on Special Duty, Dharavi Redevelopment Project shows major changes in the modification which were published earlier and also incorporate the certain new provisions. Therefore, the Government has directed to the said Authority to submit the revised proposal to the state Government for sanction after following the procedure of inviting suggestions / objections as laid under section 37 of the said Act.

Now, therefore, in consonance with the provisions of section 37(1) of the said act, the said Authority invites suggestions and objections from the public on the said modification within a period of 30 days from the date of publication of this notice in the Official Gazette.

Copies of the said modification (as per schedule attached herewith) are available for inspection in the office of the said Authority for information and also at local office of the said Authority in Dharavi Notified Area at Rahul Utkarsh Mamta Co-op. Hsg. Soc., Ambedkar Nagar, Matunga Labour Camp, Dharavi, Mumbai – 17 and also in office of the Deputy Director of Town Planning, Greater Mumbai ENSA hutments, Azad Maidan, Mumbai – 400 001, the Chief Engineer, Development Plan, Brihan Mumbai Municipal Corporation, 4th Floor, Head Office, Mumbai. the Additional Collector (Enroachment) Old Custom House, Fort. Mumbai – 400 023, the Collectors, Mumbai Island City, Old Custom House, Fort. Mumbai – 400 023. The said modifications are also published on website of the said Authority at www.sra.gov.in.

Any suggestions / objections to the said modifications (as per schedule attached herewith) shall be sent to the Officer on Special Duty Dharavi Redevelopment Project of Slum Rehabilitation Authority, Griha Nirman Bhavan, 5th Floor, Bandra (E), Mumbai – 400 051 within 30 days from the

publication of this notice in the Official Gazette. Suggestions / Objections received after the prescribed time limit shall not be considered.

Mumbai – 400 051
Date : 23/02/2010

Sd/-
(Gautam Chatterjee)
Officer on Special Duty
Dharavi Redevelopment Project

SCHEDULE

<p style="text-align: center;">Draft modifications to DCR for DRP published as per the UDD Notification No. TPB-4306/2593/CR-204/06/UD-11, dtd. 20/11/2006 in Maharashtra Govt. Gazette (M.G.G) dtd. 20.1.2007</p>	<p style="text-align: center;">Proposed changes in the Draft DCR for DRP published in M.G.G. dtd. 20.01.2007</p>
<p style="text-align: center;">1) Modification No. 1:</p> <p>Following clause shall be added after Regulation no. 27 of DCR 1991, provisions relating to Dharavi Redevelopment Project to be implemented by Slum Rehabilitation Authority.</p> <p style="text-align: center;">Development Control Regulation No. 27 (A) (Regulation for Dharavi Notified Area)</p> <p>Additional amenities and facilities in layout exceeding 2 hectare for Dharavi Notification area: - In sector layout where the development plan has not provided for amenities and services or facilities, or if provided they are inadequate, 10 percent of the total area of each sectoral layout shall be designated/ reserved as amenity space for provision of primary schools, sub-post offices. Police posts, secondary schools, health & medical facilities, markets, library, fire stations, welfare centers, entertainment center, shopping center, R.G., P.G. Burial grounds & cremation ground, bus station etc. as given in Annexure – ‘A’ or as directed and approved by the Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority and such amenities or facilities shall be deemed to be designations or reservations in the development plan thereafter.</p>	<p style="text-align: center;">1) Modification Proposal No. 1:</p> <p style="text-align: center; color: red;">Deleted</p>
<p style="text-align: center;">2) Modification No. 2 :</p> <p>Following clause shall be added at sr. no. 9 (A) after serial no. 9 of regulation no.33 of DCR 1991, provisions relating to Urban Renewal Schemes under Dharavi Redevelopment Project to be implemented by Slum Rehabilitation Authority.</p> <p style="text-align: center;">Development Control Regulation No. 33 (9)(A) (Regulations for Dharavi Notified Area)</p> <p>Urban Renewal Scheme under Dharavi Redevelopment Project: - For renewal & redevelopment of buildings, chawls, tenanted properties etc. belonging to MCGM, RGNP, MHADA under Urban Renewal Schemes undertaken by Slum Rehabilitation Authority within Dharavi Notified Area, FSI shall be upto 2.34 times that permissible under these regulations may be granted in</p>	<p style="text-align: center;">2) Modification Proposal No. 2:</p> <p>Following clause shall be added at sr. no. 9 (A) after serial no. 9 of regulation no. 33 of DCR 1991, provisions relating to Urban Renewal Schemes under Dharavi Redevelopment Project (DRP) within DNA to be implemented by Slum Rehabilitation Authority (SRA).</p> <p style="text-align: center;">Development Control Regulation No. 33(9)(A) [Regulations for Dharavi Notified Area (DNA)]</p> <p style="color: red;">Urban Renewal Scheme under Dharavi Redevelopment Project :- Areas undertaken by Slum Rehabilitation Authority under DRP for renewal and redevelopment of buildings / chawls including cessed buildings situated on non slum areas within Dharavi Notified Area, shall be a part of the entire Dharavi Redevelopment Project Area (DRP Area) which shall have an overall FSI of 4.00.</p>

accordance with schemes to be approved by special permission of Chief Executive officer/ Officer on Special Duty (DRP) of Slum Rehabilitation Authority and in accordance with the guidelines laid down in Appendix XXIV as given below.

Appendix XXIV

Conditions and guidelines for implementation of this Reg. No. 33(9) (A) are incorporated in this Appendix- XXIV which is to be added after existing Appendix-XXIII.

- 1) Renewal & Redevelopment project formulated by Slum Rehabilitation Authority for buildings, chawls, tenanted properties of MCGM, RGNP, MHADA shall be with zonal permissible FSI of 1.33 which will exclusively used for rehousing the existing eligible occupant as determined by respective land owning authority of above structures and to generate additional tenements, if any, for the purpose of housing staff of these concerned authorities. The built up area of such construction for these authorities shall be termed as Renewal Rehab Component.

The entitlement of FSI on that particular plot shall be 4.00 or the FSI required for rehabilitation of existing tenants / occupiers plus incentive FSI and would be in accordance with the guidelines laid down in Appendix XXIV.

Appendix XXIV

Conditions and guidelines for implementation of Reg. No. 33(9) (A) are incorporated in this Appendix - XXIV which is to be added after existing Appendix-XXIII.

- 1) Applicability of the provisions of this appendix :-
For achieving comprehensive planning and development of non slum areas of Dharavi Notified Area (DNA) through sectoral layouts of Dharavi Redevelopment Project, the provisions in this appendix shall apply to the renewal and redevelopment of buildings / chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through the developer to be appointed by following competitive bidding process for Dharavi Redevelopment Project.
The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 32 only. The other provisions of DCR 1991 allowing higher FSI permitted under DCR 33 and provisions of this Appendix shall not be applicable to such properties which are not part of DRP Area.
- 2) Renewal & Redevelopment project formulated by Slum Rehabilitation Authority for buildings / chawls including cessed properties shall be with FSI of 1.72 or the FSI required for rehabilitation of existing eligible occupants whichever is more which will exclusively be used for rehousing the existing eligible occupants and to generate additional tenements / units if any, The built up area of such construction with 1.72 FSI or more shall be termed as Renewal Rehab Component.
- 3) (a) If areas redeveloped earlier under SRD / SRA schemes are included in the DRP Area for renewal and redevelopment under DRP, the TDR generated from the plot in the said SRD/SRA scheme would be deducted from overall calculation of FSI 4.00.

<p>2) The construction of Renewal Rehab Component will be carried out by the developer so appointed under Dharavi Redevelopment Project at his cost as per the specifications, planning and requirements to be obtained from the concern Authority. However, the size of the residential tenements shall not be less than 20.90 sq.m. carpet and shall not be more than 70 sq.m carpet area. The so completed buildings shall be handed over to concerned authorities at free of cost / charges and free of encumbrances.</p> <p>3) If the Renewal Rehab Component is 10 sq. m. of built up area, then an additional 13.33 sq. m. of built up area will be permitted and this area of additional 13.33 sq. m. can be utilised for disposal in the open market as a Renewal</p>	<p>(b) For private unencumbered plot/s situated within DNA but presently excluded, the FSI shall be 4.00 on their inclusion in DRP. The developer however, shall have to pay premium as decided by DRP on built up area equivalent to 2.67 FSI of that plot upon which he would be entitled to add built up area equivalent to 4.00 FSI of that plot to his free sale component.</p> <p>4) The construction of Renewal Rehab Component will be carried out by the developer so appointed under Dharavi Redevelopment Project at his cost as per the specifications, planning and requirements of DRP (SRA). Each eligible occupants shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq.mt. (300 sq.ft.) and maximum area equivalent to the area occupied in the old building. The carpet area upto 70 sq.mt. shall be part of Renewal Rehab Component and shall be provided at free of cost. However area above 70 sq.mt. will be at construction cost to be determined by OSD, DRP (SRA) and the said cost to be paid by the respective occupant to the developer. Such surplus residential renewal area shall not qualify for calculating incentive Renewal Sale Component.</p> <p>In case of non-residential occupier the area to be given will be equivalent to the area occupied in the old building. The renewal tenements in the so completed buildings shall be handed over to the respective eligible occupiers of the old building as certified by the concerned Competent Authority free of encumbrances.</p> <p>5) Eligibility for Renewal Rehab Tenements:- For Urban Renewal Schemes the existing tenants / occupants residing as on 1st January, 2000 shall be held eligible. No new tenancy / occupancy created after 1.1.2000 shall be considered. Further unauthorized construction made in buildings / chawls, and unauthorized extensions to the tenements shall not be considered while computation of existing FSI and size of tenements. A certified inspection extract of the M.C.G.M. for the year 1999-2000 or Courts order proving the existence of tenements prior to 1.1.2000 shall be considered adequate evidence to establish number of tenements and size of the tenement.</p> <p>6) (a) If the Renewal Rehab Component is 10 sq.m. of built up area, then an additional 13.33 sq.m. of built up area will be permitted and this area of additional 13.33 sq.m. can be utilized for disposal in the</p>
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<p>Sale Component and the Renewal Rehab Component subsidized.</p> <p>4) Renewal Rehab Component shall be located at suitable location within the planning sector layout and not necessarily be on the plot where they exist at present. In case of any site constraints by which if it is not possible to locate the same within sector layout, the same may be allowed to be located outside the particular sector layout, but within the Dharavi Notified Area, with the special permission of Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority.</p> <p>5) Earlier provision at Sr. No. 7 : After the proposed Renewal Rehab Component buildings are constructed in the sector layout, at approved location, in all respect including amenities such as water supply, sewerage lines, electricity etc, the present occupiers of the respective buildings, chawls, tenanted properties etc. of the concerned authorities shall be shifted to their respective newly built tenements as per the allotment to be finalized by the concerned authorities.</p>	<p>open market as a Renewal Sale Component and the Renewal Rehab Component subsidized. Renewal Sale Component can be clubbed with Slum Sale Component and Amenity Sale Component generated under DCR 33(10)(A) within the same planning sector.</p> <p>(b) If the FSI required for rehabilitation of existing eligible occupants plus Renewal Sale Component exceeds FSI 4.00 of a particular plot, such excess quantum shall get absorbed while calculating overall FSI of 4.00 on entire DRP Area.</p> <p>7) Non Residential User in Free Sale Components: - Non Residential User as permissible in R-2, C-1 and C-2 zones as per DCR-52, 53 & 54 shall be allowed in Free Sale Components. OSD, DRP (SRA) may add to, alter or amend the non residential users permitted in the said DCR-52, 53 & 54.</p> <p>8) Renewal Rehab Component shall be located at suitable location within the respective planning sector layout and not necessarily be on the plot where they exist at present. In case of any site constraints by which if it is not possible to locate the same within the respective sector layout, the same may be allowed to be located outside the particular sector layout, but within the Dharavi Notified Area, with the special permission of OSD, DRP(SRA).</p> <p>9) The FSI for Urban Renewal schemes in CRZ area within DNA, shall be governed by the MOEF notifications issued from time to time.</p> <p>10) No Change in the earlier published provision. Now the said provision will be at sr. no. 10 of this Appendix.</p> <p>11) An individual agreement shall be entered into by the Land Owning Authority / SRA / the developer so appointed under Dharavi Redevelopment Project by DRP (SRA) with</p>
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<p>6) Earlier provision at Sr. No. 8 : Building permissions for this Urban Renewal development shall be as per the procedure laid down under clause no. 2.1 to 2.9 of Appendix-IV (A) of Reg. 33(10) (A) of this regulations.</p> <p>7) Earlier provision at Sr. No. 6 : The temporary transit accommodation shall be provided within Dharavi Notified Area, and if needed to be on the area of amenity open space in accordance with the procedure laid down under clause no. 4.1 to 4.7 of Appendix-IV (A) of Regulation No. 33(10) (A) of this regulations.</p>	<p>the eligible occupier of each tenement / unit of the structure on the renewal plots.</p> <p>12) The said individual agreement entered into between the said eligible occupier and the Land Owning Authority / SRA / developer shall be in the joint names of pramukh occupier and spouse for every structure.</p> <p>13) Tenements having a physically handicapped person or female-headed households shall be given first preference in allotment of tenements. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the other occupiers.</p> <p>14) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no. 1.15 (i) to 1.15 (vi) of Appendix-IV (A) of Reg. 33(10) (A) of these regulations shall be applied.</p> <p>15) The Managing Committee of the proposed Co-operative housing society of occupants to be formed after allotment of reconstructed tenements shall have women to the extent of one-third of the total strength and actual members on the committee at any time.</p> <p>16) Restriction on Transfer of Tenements: The tenement obtained under this scheme cannot be sold / leased / assigned or transferred in any manner for a period of ten years from the date of allotment / possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by DRP (SRA).</p> <p>17) No Change in the earlier published provision. Now the said provision will be at sr. no. 17 of this Appendix.</p> <p>18) No Change in the earlier published provision. Now the said provision will be at sr. no. 18 of this Appendix.</p>
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<p>8) Earlier provision at Sr. No. 5 : The concerned authority shall give their land title under the lease to Dharavi Redevelopment Project / S.R.A. at premium to be fixed on pro-rata basis and mutually agreed upon between the concerned authorities, Dharavi Redevelopment Project / S.R.A. and the State Government.</p> <p>9) Earlier provision at Sr. No. 10 : As soon as the approval is given to the Project, the no objection certificate for building permission of the land owning authority shall be given in respect of that property to be developed under this Urban Renewal Scheme on lands belonging to any department, undertaking, agency of the State Government including MHADA, or any local self – Government such as the Municipal Corporation within 30 days after the intimation of such approval to the Project is communicated. In the event of its not been given within the period, it shall be deemed to have been given.</p>	<p>19) Relaxation in building and other requirements for the Urban Renewal development shall be as per the provisions laid down under clause no. 6.1 to 6.24 of Appendix-IV (A) of Reg. 33(10)(A) of these regulations.</p> <p>20) Urban Renewal Development and Development Plan Reservations shall be as per the provisions laid down under clause no. 7.1 to 7.9 of Appendix-IV (A) of Reg. 33(10)(A) of these regulations.</p> <p>21) The concerned land owning authority shall give development rights of their land to DRP (SRA) in lieu of 70% of net premium that is payable by the developers, proportionate to the Renewal Rehab Component generated on the said land.</p> <p>22) Ownership and Terms of lease – The part of Government / MCGM / MHADA / MMRDA / Any Undertaking land on which the Renewal Rehab Component of DRP will be constructed shall be leased to the co-operative Housing Society of the occupants on 30 years lease at the lease rent of Rs 1001 for 4000 sq.mt. of land or part thereof and renewable for a further period of 30 years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society / Association of the purchasers in the free sale component and not through the society of renewal rehab occupants.</p> <p>23) No Change in the earlier published provision. Now the said provision will be at sr. no. 23 of this Appendix.</p> <p>24) 24.1 An amount of Rs. 20,000 or such an amount as may be decided by the</p>
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<p>10) Earlier provision at Sr. No. 9 : The Slum Rehabilitation Authority, after consultation with the concerned authorities may add, alter or amend the conditions under these regulations with the previous approval of the State Government.</p>	<p>Government from time to time per renewal tenement / unit will have to be deposited by the developer with DRP (SRA) as a corpus fund for utilization by the co-operative housing society of the renewal rehab occupants for the purpose of maintenance, in accordance with the time-schedule for such payment as may be laid down by OSD, DRP (SRA). However, by the time of completion of construction for occupation of tenements by the renewal rehab occupants, 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 free sale component would be given only after the entire required amount is deposited in full with DRP(SRA). A matching amount of Rs. 20,000/- per renewal rehab tenement / unit shall also be deposited by DRP(SRA) and added to the said corpus fund.</p> <p>24.2 An amount of Rs. 840 per sq.mt. shall be paid by the Developer for the built up area over and above the normally permissible FSI, for the rehabilitation and free sale components. This amount shall be paid to DRP(SRA) in accordance with the time schedule for such payment as may be laid down by the OSD, DRP(SRA), provided the installments shall not exceed beyond the completion of construction. This entire amount will remain with DRP(SRA) and the same shall be used for Schemes to be prepared for the improvement of infrastructure within Dharavi Redevelopment Project Areas.</p> <p>25) No Change in the earlier published provision. Now the said provision will be at sr. no. 25 of this Appendix.</p>
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<p>3) Modification No. 3 : Following clause shall be added at sr. no. 10 (A) after serial no. 10 of regulation no.33 of DCR 1991, provisions relating to Slum Rehabilitation Schemes under Dharavi Redevelopment Project to be implemented by Slum Rehabilitation Authority.</p> <p>Development Control Regulation No. 33 (10)(A) (Regulations for Dharavi Notified Area)</p> <p>I Eligibility for redevelopment scheme</p> <p>(a) For redevelopment of slums including pavement, whose inhabitants names and structure appear in the electoral roll prepared with reference to 1st Jan, 1995 or a date prior thereto, but where the inhabitants stay at present in the structure, the provisions of Appendix IV (A) shall apply on the basis of a tenement in exchange for an independently numbered structure.</p> <p>(b) Subject to the foregoing provision, only the actual occupants of the hutments shall be held eligible, and the so called structure owner other than the actual occupant if any, even if his name is shown in the electoral roll for the structure, shall have no right whatsoever to the reconstructed tenement against that structure.</p> <p>II Definition of Slum, Pavement, and Structure of hut and planning sectors:</p> <p>(i) For this purpose, slums shall mean those censused, or declared and notified, in the past or hereafter the Maharashtra Slum Areas (improvement, clearance and redevelopment) Act. 1971. Slums shall also mean areas / portions of pavement stretches, existing & proposed roads, Railway Lands, area under electric H.T. power lines, Nalla banks hereafter notified or deemed to be and treated as Dharavi Redevelopment Project Area.</p>	<p>3) Modification No. 3 : Following clause shall be added at sr. no. 10 (A) after serial no. 10 of regulation no.33 of DCR 1991, provisions relating to Slum Rehabilitation Schemes under Dharavi Redevelopment Project (DRP) within Dharavi Notified Area (DNA) to be implemented by Slum Rehabilitation Authority (SRA).</p> <p>Development Control Regulation No. 33 (10)(A) [Regulations for Dharavi Notified Area (DNA)]</p> <p>Slum Rehabilitation Scheme under DRP :- Areas undertaken by Slum Rehabilitation Authority under DRP for redevelopment of hutments situated on slum areas within DNA shall be part of entire DRP Area which shall have an overall FSI of 4.00. The entitlement of FSI on that particular plot would be in accordance with the guidelines given below and in Appendix IV(A).</p> <p>I Eligibility for redevelopment scheme</p> <p>(a) For redevelopment of slums including pavement, whose inhabitants names and structures appear in the electoral roll prepared with reference to 1st Jan, 2000 or a date prior thereto, but where the inhabitants stay at present in the structure, the provisions of Appendix IV (A) shall apply on the basis of a tenement in exchange for an independently numbered structure.</p> <p>(b) No Change in the earlier published provision.</p> <p>II Definition of Slum, Pavement, Structure of hut, planning sectors and related terms :</p> <p>i. For this purpose, slums shall mean those censused, or declared and notified, in the past or hereafter under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act. 1971. Slums shall also mean areas / portions of pavement stretches, existing & proposed roads, Railway Lands, area under electric H.T. power lines, Nalla banks hereafter notified or deemed to be and treated as Dharavi Redevelopment Project Area.</p>
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<p>(ii) If any area fulfils the condition laid down in section 4 of the Maharashtra Slum Areas (improvement, clearance and redevelopment) Act. 1971 to qualify as a slum area and has been censused or declared and notified shall be deemed to be and treated as Dharavi Redevelopment Project Area.</p>	<p>ii. No Change in the earlier published provision.</p>
<p>(iii) Dharavi Redevelopment Project Area shall also mean any area declared as by the Slum Rehabilitation Authority through preferably fulfilling conditions laid down in section 4 of the Maharashtra Slum Areas (improvement, clearance and redevelopment) Act. 1971 to qualify as slum area and/ or required for implementation of any slum rehabilitation project/ Dharavi Redevelopment Project (DRP). Any area where a scheme under Dharavi Redevelopment Project has been approved by Officer on Special Duty/ DRP shall be a deemed Dharavi Redevelopment Project Area.</p>	<p>iii. Dharavi Redevelopment Project Area shall also mean any area declared as such by the Slum Rehabilitation Authority through preferably fulfilling conditions laid down in section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 to qualify as slum area and/ or required for implementation of Dharavi Redevelopment Project (DRP). Any area where a scheme under Dharavi Redevelopment Project within DNA has been approved by Officer on Special Duty, DRP [OSD, DRP(SRA)] shall be a deemed DRP Area.</p>
<p>(iv) Any area required or proposed for the purpose of construction of temporary or permanent transit camps and projects on any/ adjacent land for amalgamate the land for developments so approved by the SRA shall also be deemed to be and treated as Dharavi Redevelopment Project Area, and projects approved in such area by the Dharavi Redevelopment Project cell of Slum Rehabilitation Authority shall be deemed to be Dharavi Redevelopment Projects.</p>	<p>iv. No Change in the earlier published provision.</p>
<p>(v) A pavement shall mean any Municipal / governmental / semi - Governmental pavement and shall include any viable stretch of the pavement as may be considered viable for the purpose of Dharavi Redevelopment Project scheme.</p>	<p>v. No Change in the earlier published provision.</p>
<p>(vi) A structure shall mean by all dwelling areas of all persons who were enumerated as living in that one numbered house in the electoral roll of the latest date, upto 1st Jan 1995 and regardless of the number of persons, or location of rooms and free-sale.</p>	<p>vi. A structure shall mean by all dwelling areas of all persons who were enumerated as living in that one numbered house in the electoral roll of the latest date, upto 1st Jan 2000 and regardless of the number of persons, or location of rooms or access.</p>
<p>(vii) A complete composite building shall mean a building comprising both rehab and free-sale components or part thereof alongwith built up amenity, if proposed, in the same building.</p>	<p>vii. A composite building shall mean a building comprising both rehab and free-sale components or part thereof alongwith built up amenity, if proposed, in the same building.</p>
<p>(viii) Censused shall mean those slums located on the lands belonging to Government, any undertaking of Government, or Brihan</p>	<p>viii. Censused shall mean those slums located on lands belonging to Government, any undertaking of Government, or Brihan</p>

<p>Mumbai Municipal Corporation and incorporated in the records of land owning authority as having been censused in 1976, 1980, or 1985 or prior to 1st Jan 1995.</p> <p>(ix) “Dharavi Notified Area” shall mean the area of Dharavi for which Govt. of Maharashtra, by exercising the powers conferred by sub-section(1B) of section 40 of M.R. & T.P. Act, 1966, have appointed ‘Slum Rehabilitation Authority’ as Special Planning Authority for Planning & Development and which is specifically scheduled in the Govt’s notification no.TPB-4304/322/CR-56/04/UD-11 dt. 9/3/2005. This notified area may be extended further by notifying such area in Govt’s Gazette by following due procedure.</p> <p>(x) “Planning sector” shall mean the plot of land comprising C.S. Nos. partly or wholly, from the parts/ areas divided from Dharavi Notified Area and which will be bounded mainly by existing major roads, railway lines, village boundary and the proposed major roads so as to achieve well planned and controlled development of Dharavi Redevelopment Project alongwith various amenities and facilities to be provided for people at large within the boundaries of such plots/ areas. Such divided plots/ areas are termed as planning sectors. The extent of area and number of planning sectors shall be as per approval to be obtained from the State Government.</p> <p>III Joint ownership with spouse: The reconstruction tenements shall be of the ownership of the hutment dwellers and spouse conjointly, and shall be so entered and deemed to be so entered in the records of the co-operative housing society to be formed after getting allotment in the completed rehab building through Asst. Register of societies (SRA), including the share certificates or all other relevant documents</p> <p>IV Denotification as Dharavi Redevelopment Project Area: Dharavi Redevelopment Project section of Slum Rehabilitation</p>	<p>Mumbai Municipal Corporation and incorporated in the records of land owning authority as having been censused in 1976, 1980, 1985, 1995 or prior to 1st Jan 2000.</p> <p>ix. “Dharavi Notified Area (DNA)” shall mean the area of Dharavi for which Govt. of Maharashtra, by exercising the powers conferred by sub-section(1B) of section 40 of M.R. & T.P. Act, 1966, have appointed ‘Slum Rehabilitation Authority’ as Special Planning Authority for Planning & Development and which is specifically defined in the Govt’s notification no.TPB-4304 / 322 / CR-56 / 04 / UD-11 dt. 9/3/2005. and no. TPB-4308/3499/CR-83/09/UD-11 dtd. 25.6.2009.</p> <p>x. “Planning sector” shall mean the plot of lands comprising C.S. Nos. / CTS Nos. partly or wholly derived from DNA and which will be bounded mainly by existing major roads, railway lines, village boundary and the proposed major roads so as to achieve well planned and controlled development of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/ areas. Such divided plots/ areas are termed as planning sectors. The extent of area and number of planning sectors shall be as per approval obtained from the Committee of Secretaries appointed to monitor DRP vide Government Resolution of Housing Department No. SRA/2003/CR-189/SI-1A dt. 4.2.2004 (hereinafter referred to as “Committee of Secretaries”).</p> <p>III Joint ownership with spouse: 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 to be formed after getting allotment in the completed rehab building through Asst. Register of societies (SRA), including the share certificates or all other relevant documents.</p> <p>IV Denotification as DRP Area: OSD, DRP(SRA) on being satisfied that it is necessary so to do, or when directed by the</p>
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<p>Authority on being satisfied that it is necessary so to do, or when directed by the state Government, shall denotify the Dharavi Redevelopment Project Area.</p> <p style="text-align: center;">Appendix IV-(A)</p> <p>1. Applicability of the provisions of this appendix: The following provisions will apply for redevelopment / construction of accommodation for hutments / pavements – dwellers by Slum Rehabilitation Authority through the developer appointed by State Government for Dharavi Redevelopment Project.</p> <p>RIGHT OF HUTMENT DWELLERS:</p> <p>1.1 Hutment-dwellers, in the slum or on the pavement, eligible in accordance with the provisions of development Control regulation 33(10) (A) shall in exchange for their structure, be given free of cost a residential tenement having a carpet area of 20.90 sq.mt. (225 sq.ft) including balcony, bath and water closet, but excluding common areas.</p> <p>1.2 Even those structures having residential areas more than 20.90 sq.mt will be eligible only for 20.90 sq. mt. of carpet area. Carpet area shall mean exclusive of all areas under walls including partition walls if any in the tenement. Only 20.90 sq.mt carpet area shall be given and if proposal contains more area, it shall not be taken up for consideration.</p>	<p>state Government, shall denotify the DRP Area.</p> <p style="text-align: center;">Appendix IV-(A)</p> <p>1. Applicability of the provisions of this appendix: The following provisions will apply for redevelopment / construction of accommodation for hutment / pavement – dwellers which are part of DRP undertaken by DRP(SRA) through the developer to be appointed by DRP(SRA) by following competitive bidding process for DRP. This appendix is not applicable to the properties which are not part of DRP. The properties which are not part of DRP as defined above shall be developed in accordance with DCR 32 only. The other provisions of DCR 1991 allowing higher FSI which are permitted under DCR 33 and provisions of this Appendix shall not be applicable to such properties which are not part of DRP.</p> <p>RIGHT OF THE HUTMENT DWELLERS:</p> <p>1.1 Hutment-dwellers having existing carpet areas upto 27.88 sq.mt. (300 sq.ft.), in the slum or on the pavement, eligible in accordance with the provisions of Development Control Regulation 33(10) (A) shall in exchange for their structure, be given free of cost a residential tenement having a carpet area of 25 sq.mt. (269 sq.ft.) plus 10% balcony totaling to 27.88 sq.mt. (300 sq.ft.) with a separate living room, kitchen, bedroom, bath and water closet, but excluding common areas. Carpet area shall mean exclusive of all areas under walls including partition walls if any in the tenement. Only 27.88 sq.mt. (300 sq.ft.) carpet area shall be given and if proposal contains more area, it shall not be taken up for consideration.</p> <p>1.2 For those structures having residential areas more than 27.88 sq.mt. (300 sq.ft.) will be eligible for residential tenement having carpet area of 33.45 sq.mt. (360 sq.ft.) plus 10% balcony totaling to 37.16 sq.mt. (400 sq.ft.). Out of this total 37.16 sq.mt area, 27.88 sq.mt. (300 sq.ft.) area will be free of cost and area above 27.88 sq.mt. (300 sq.ft.) admeasuring 9.29 sq.mt. (100 sq.ft.) will be at construction cost to be determined by OSD, DRP(SRA) and the said cost to be paid by the hutment dweller to the developer. Carpet area shall mean</p>
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		<p>exclusive of all areas under walls including partition walls if any in the tenement. Only 37.16 sq.mt. (400 sq.ft.) carpet area shall be given and if proposal contains more area, it shall not be taken up for consideration.</p>
1.3	All eligible hutment dwellers taking part in the Dharavi Redevelopment Project shall have to be rehabilitated according to the provisions in this Appendix. It may be in the same sector or other sectors within the jurisdiction of Dharavi Redevelopment Project.	1.3 No Change in the earlier published provision.
1.4	Pavement –dwellers and hutment dwellers in the slum on the land required for vital urgent public utility / purpose or on the hazardous location or affected by DP proposals shall not be rehabilitated in-situ but in other available plots within jurisdiction of Dharavi Redevelopment Project.	1.4 No Change in the earlier published provision.
1.5	A certificate extract of the relevant electoral roll shall be considered adequate evidence to establish the eligibility of a person providing 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 a proper non-slum area or out of Brihan Mumbai. If the hutment dwellers are found resident in the structure, but the names are on the electoral roll on or prior to 1 st Jan 1995 at the place of present residence, In case of doubt or dispute, the decision of the competent Authority to be appointed by the Government in Housing and Special Assistance department shall be final and binding on all the parties concerned.	1.5 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 a proper non-slum area or out of DRP Area . If the hutment dwellers are found resident in the structure, but the names are on the electoral roll on or prior to 1 st Jan 2000, at another slum / pavement site in Brihan Mumbai, they shall be considered eligible but only at the place of present residence . In case of doubt or dispute, the decision of the Competent Authority to be appointed by the Government in Housing D epartment shall be final and binding on all the parties concerned.
1.6	An individual agreement shall be entered into by the developer so appointed under Dharavi Redevelopment Project by State Government with the eligible hutment dwellers of each structure in the slum / pavement.	1.6 An individual agreement shall be entered into by the developer so appointed under Dharavi Redevelopment Project by DRP (SRA) with the eligible hutment dwellers of each structure in the slum / pavement.
1.7	The individual agreement entered into between hutment dwellers and the land owning authority / SRA / developer shall be in the joint names of pramukh hutment dweller and spouse for every structure.	1.7 No Change in the earlier published provision.

<p>1.8 Hutments having a physically handicapped person or female-headed households shall be given first preference in allotment of tenements to the other hutment-dwellers. The details about the specific tenement allotted should be given to the hutment-dwellers preferably before shifting them to the transit tenement.</p>	<p>1.8 Hutments having a physically handicapped person or female-headed households shall be given first preference in allotment of tenements to the other hutment-dwellers. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the other hutment-dwellers.</p>
<p>1.9 Transfer of Photopasses – Since only the actual occupant at present will be eligible for redevelopment, there shall be no need to regularize the transfers of photopasses that have occurred so far. A photopass will be given after the new tenement has been occupied.</p>	<p>1.9 Transfer of Photopasses – Since only the actual occupant at present will be eligible for redevelopment, there shall be no need to regularize the transfers of photopasses that have occurred so far.</p>
<p>1.10 Any person whose name is enrolled in a non-slum area in Brihan Mumbai but has purchased a hutment and therefore got his name also included in electoral roll for the slum area, i.e. he has his name in the electoral roll at two places, he shall not be eligible for the scheme.</p>	<p>1.10 Any person whose name is enrolled in a non-slum area in Brihan Mumbai but has purchased a hutment in DRP area and therefore got his name also included in electoral roll for the slum area, i.e. he has his name in the electoral roll at two places, he shall not be eligible for the scheme.</p>
<p>1.11 Ownership and Terms of lease – the part of Government / MCGM / MHADA land on which the rehabilitation component of the will be constructed shall be leased to the co-operative Housing Society of the slum dwellers on 30 years lease at the lease rent of Rs 1001 for 4000 sq.mt. of land or part thereof and renewable for a further period of 30 years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society / Association of the purchasers in the free sale component and not through the society of hutment dwellers.</p>	<p>1.11 Ownership and Terms of lease – The part of Government / MCGM / MHADA / MMRDA / any under taking land on which the rehabilitation component of DRP will be constructed shall be leased to the co-operative Housing Society of the slum dwellers on 30 years lease at the lease rent of Rs. 1001 for 4000 sq.mt. of land or part thereof and renewable for a further period of 30 years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society / Association of the purchasers in the free sale component and not through the society of hutment dwellers.</p>
<p>1.12 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 Brihan Mumbai Municipal Corporation or Municipal Commissioner shall stand automatically terminated as soon as Dharavi Redevelopment Project, which is a public purpose, on such land is prepared and submitted for approval to the Dharavi Redevelopment Project cell of Slum Rehabilitation Authority. Any arrears of dues to be collected by Brihan Mumbai Municipal Corporations shall not be linked to the issue of any certificate or NOC relating to the Dharavi Redevelopment Project.</p>	<p>1.12 No Change in the earlier published provision.</p>
<p>1.13 Recovery of pending dues such as assessment, compensation, occupational charges, non-agricultural tax / dues etc.</p>	<p>1.13 No Change in the earlier published provision.</p>

<p>pending with public authorities such as State Government, MHADA, and / or Municipal Corporation shall be dealt with separately and not be linked to grant of approval or building permission to the Dharavi Redevelopment Project.</p>	
<p>1.14 Private land within the Dharavi Notified Area will be acquired by exercising the powers conferred under section 40 & as provided in chapter VII of M.R. & T.P. Act, 1966 for the purpose of comprehensive development of Dharavi Notified Area under Dharavi Redevelopment Project.</p>	<p>1.14 Deleted</p>
<p>1.15 In respect of those eligible hutment dwellers on site who do not join the Project willingly the following steps shall be taken:</p>	<p>1.15 In respect of those eligible hutment dwellers on site who do not join the Project willingly the following steps shall be taken:</p>
<p>(i) Provision for all of them shall be made in the rehabilitation component of the scheme.</p>	<p>i. Provision for all of them shall be made in the rehabilitation / renewal component of the scheme.</p>
<p>(ii) The details of the actual tenement that would be given to them by way of allotment by drawing lots for them on the same basis as for those who have joined the Project will be communicated to them in writing by the Asst. Registrar (SRA). In case of dispute, decision of the CEO/OSD(DRP) of SRA shall be final & binding on all the parties concerned.</p>	<p>ii. Deleted</p>
<p>(iii) The transit tenement that would be allotted to them would also be indicated alongwith those who have joined the Project.</p>	<p>ii. No Change in the earlier published provision.</p>
<p>(iv) If they do not join the scheme within 15 days after the approval has been given to the Dharavi Redevelopment Project on that site, then action under the relevant provisions 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 persons who have joined the scheme willingly.</p>	<p>iii. If they do not join the scheme within 15 days after the developer informs OSD, DRP(SRA) of the unwillingness of the said dweller, then action under the relevant provisions of the Maharashtra Slum Areas (Improvement Clearance and Redevelopment) Act, 1971 as amended from time to time, shall be taken and their structures will be removed, and it shall be ensured that no obstruction is caused to the scheme of the majority of persons who have joined the scheme willingly.</p>
<p>(v) After this action under the foregoing clause is initiated, they will not be eligible for transit tenement along with the others, and they will not be eligible for the reconstructed tenement by lots, but they will still be entitled only to what is available after others have chosen which may be on the same or some other site.</p>	<p>iv. No Change in the earlier published provision.</p>
<p>(vi) If they do not join till the building</p>	<p>v. No Change in the earlier published</p>

	<p>permission to the Project is given, they will completely lose the right to any built-up tenement, and their tenement shall be taken over by the Slum Rehabilitation Authority and used for the purpose of accommodating pavement dwellers and other slum dwellers who cannot be accommodated in situ etc.</p>		<p>provision.</p>
	<p>(vii) A pitch of about 3m x 3.5m will be given elsewhere if and when available, and construction therein will have to be done on their own.</p>	vi.	<p>No Change in the earlier published provision.</p>
1.16	<p>The Managing Committee of the Co-operative housing society of hutment dwellers to be formed after allotment of reconstructed tenements shall have women to the extent of one-third of the total strength and actual members on the committee at any time.</p>	1.16	<p>No Change in the earlier published provision.</p>
1.17	<p>Restriction on Transfer of Tenements: The tenement obtained under this scheme cannot be sold / leased / assigned or transferred in any manner for a period of ten years from the date of allotment / possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by Slum Rehabilitation Authority.</p>	1.17	<p>No Change in the earlier published provision.</p>
2.	<p>BUILDING PERMISSION UNDER DHARAVI REDEVELOPMENT PROJECT.</p>	2.	<p>BUILDING PERMISSION UNDER DHARAVI REDEVELOPMENT PROJECT.</p>
2.1	<p>The proposal for each planning sector of Dharavi Redevelopment Project shall be submitted to the Dharavi Redevelopment Project cell of Slum Rehabilitation Authority with all the necessary documents, no-objection certificates and the plans as may be decided by the Slum Rehabilitation Authority from time to time.</p>	2.1	<p>No Change in the earlier published provision.</p>
2.2	<p>The approval to the Project shall be given by the Slum Rehabilitation Authority within a period of 60 days from the date of submission of all relevant documents. In the event of a failure by Slum Rehabilitation Authority to do so, the said approval shall be deemed to have been given, provided the Project is in accordance with the provisions in this Appendix.</p>	2.2	<p>No Change in the earlier published provision.</p>
2.3	<p>The Slum Rehabilitation Authority while giving the approval may lay down terms and conditions as may be necessary.</p>	2.3	<p>No Change in the earlier published provision.</p>
2.4	<p>The Slum Rehabilitation Authority shall</p>	2.4	<p>DRP(SRA) shall adopt the procedure laid</p>

	adopt the procedure laid down in the Maharashtra Regional and Town Planning Act, 1996 for giving building permission to any Dharavi Redevelopment Project under this Scheme.		down in the Maharashtra Regional and Town Planning Act, 1966 for giving building permission to any DRP under this Scheme.
2.5	On compliance with the terms and conditions, the building permission shall be given in accordance with the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 to the Dharavi Redevelopment Project first to the Rehabilitation component and thereafter to the Freesale component subject to the provisions in clause below.	2.5	On compliance with the terms and conditions, the building permission shall be given in accordance with the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 to the sectoral development under DRP, first to the Rehabilitation component and thereafter to the Freesale component subject to the provisions in clause below.
2.6	Correlation between Rehabilitation and freesale components: Building permission for 10 percent of built up areas of both the rehab and freesale components may be given simultaneously and thereafter proportionately or as may be decided by the Officer on Special Duty, Dharavi Redevelopment Project, Slum Rehabilitation Authority.	2.6	No Change in the earlier published provision.
2.7	As soon as the approval is given to the Project, the no objection certificate for building permission of the landowning authority shall be given in respect of that slum located on lands belonging to any department, undertaking, agency of the State Government including MHADA, or any local self – Government such as the Municipal Corporation within 30 days after the intimation of such approval to the Project is communicated. In the event of its not been given within the period, it shall be deemed to have been given.	2.7	As soon as the approval (Letter of Intent) is given to the Project, the no objection certificate for building permission of the landowning authority shall be given in respect of that lands belonging to any department, undertaking, agency of the State Government including MHADA, or any local self – Government such as the Municipal Corporation within 30 days after the intimation of such approval to the Project is communicated. In the event of its not been given within the period, it shall be deemed to have been given.
2.8	Occupation certificate shall not be held up only for want of lease documents to be executed in all Dharavi Redevelopment Project taken up on lands belonging to any department, undertaking, agency of the State Government, including MHADA and any local self-Government such as the Municipal Corporation.	2.8	Occupation certificate shall not be held up only for want of lease documents to be executed in all sectoral developments under DRP taken up on lands belonging to any department, undertaking, agency of the State Government, including MHADA and any local self-Government such as the Municipal Corporation.
3.	REHABILITATION AND FREESALE COMPONENT	3.	REHABILITATION AND FREESALE COMPONENT
3.1	FSI for rehabilitation of eligible slum / pavement dwellers includes the FSI for the rehab component and for the freesale component. The ratio between the two components shall be as laid down herein below.	3.1	No Change in the earlier published provision.
3.2	Built-up area for rehabilitation component shall mean total construction area of	3.2	Built-up area for rehabilitation component shall mean total construction area of

<p>rehabilitation component, excluding what is set down in 35(2) of D.C. Regulations, 1991 but including areas under passages, balwadis, welfare centers, society office, religious structures, 'other social infrastructure like school, dispensary, Gymnasium run by Public Authority or Charitable trust' and also including built up area of various buildable reservations / additional amenities to be proposed in buildable form.</p>	<p>rehabilitation component, excluding what is set down in 35(2) of D.C. Regulations, 1991 except 10% balcony but including areas under passages, balwadis, welfare centers, society office, religious structures, 'other social infrastructure like school, dispensary, Gymnasium run by Public Authority or Charitable trust' and also including built up area of various buildable reservations / additional amenities to be proposed in buildable form in D.N.A.</p>
<p>3.3 If the rehab component is 10 sq.mt. of built-up area, then an additional 13.33 sq.mt. of built-up area will be permitted and this area of additional 13.33 sq. m. can be utilized for disposal in the open market and the rehab component subsidized.</p>	<p>3.3 No Change in the earlier published provision.</p>
<p>3.4 FSI to be sanctioned for any planning sector under Dharavi Redevelopment Project on a site may exceed 4.0.</p>	<p>3.4 (a) If the FSI required for rehabilitation of existing hutment dwellers plus free sale component exceeds FSI 4.00 of a particular plot, such excess quantum shall get absorbed while calculating overall FSI of 4.00 on entire DRP Area. (b) The FSI in CRZ area within DNA, shall be governed by the MOEF notifications issued from time to time.</p>
<p>3.5 Maximum FSI Permissible for Consumption on the Plot: Even though the sanctioned FSI may be more than 4.0 FSI, the maximum FSI that can be utilized on any slum-site for the project shall not exceed 4.0 and the difference between sanctioned higher FSI and 4.0 if any, will be made available in the form of Transferable Development Right (TDR) in accordance with the provisions of Appendix VII-C. The said TDR, however can only be used within the jurisdiction of Dharavi Notified Area with the permission of CEO(SRA) / Officer on Special Duty, Dharavi Redevelopment Project, Slum Rehabilitation Authority. However due to site and unforeseen constraints causing restrictions on utilisation of such TDR within Dharavi Notified Area, the same may be allowed to be utilised outside Dharavi Notified Area with prior permission of the state government as an exceptional case in accordance with the provisions of Appendix-VII(B). The computation of FSI shall be done for both rehab and free sale components in the normal manner that is giving the benefit of what is set down in DC Regulation No.35 (2). While the areas referred in sub-regulations No.6.10 & 8.2 of this Appendix shall not be included for the computation of FSI the said areas shall be included for</p>	<p>3.5 Deleted.</p>

<p>computation of the rehab component of 10 sq. mt. in sub-regulations 3.3 hereinabove.</p>	
<p>3.6 Notwithstanding the provisions in 3.5 above, on account of constraints such as height restrictions, uneconomical site conditions, etc, if the full 4.0 FSI cannot be used on the same site, TDR may be allowed as may be necessary even without consuming FSI upto 4.0 on the same site. However, TDR may be allowed only when the frame work for one complete building in rehab component is constructed or when 10% of the rehab component has been constructed on site and the said TDR will not exceed 50 percent of the construction of rehab component at any point of time till the total rehab component has been completed. On completion of the total rehab component balance TDR will be allowed.</p>	<p>3.6 Deleted.</p>
<p>3.7 The rehabilitation component shall mean all residential tenements as well as non-residential built up premises given free of cost in accordance with the provisions of the Dharavi Redevelopment Project outlined in this Appendix excluding what is set down in D.C. Regulation 35(2) and including built up area given for buildable Development Plan reservations and additional amenities & facilities to be provided as per regulation no. 7.1 and 7.4 of this appendix.</p>	<p>3.7 The rehabilitation component shall mean all residential tenements as well as non-residential built up premises given free of cost in accordance with the provisions of the DRP outlined in this Appendix excluding what is set down in D.C. Regulation 35(2) except 10% balcony and including built up area given for buildable Development Plan reservations and additional amenities & facilities to be provided as per regulation no. 7.1 of this appendix.</p>
<p>3.8 If rehabilitation project of a slum located on land belonging to public authority within the jurisdiction of Dharavi Notified Area and needed for vital public purpose or where in situ development is not permissible, is taken up on an unencumbered plot, in addition to the rehabilitation and freesale components as laid down hereinabove, TDR for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot.</p>	<p>3.8 Deleted.</p>
<p>3.9 Minimum Density on the Plot including Non-Residential Units: The minimum density of rehabilitation component on plot shall be 650 tenements per net hectare that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational / amenity open space on the remaining area. If the number of tenements to be provided to the hutment dwellers is less than the minimum, the balance shall be handed over free of cost to the Slum</p>	<p>3.9 No Change in the earlier published provision.</p>

	Rehabilitation Authority. The Authority shall use them for the purpose of transit or Project affected persons or pavement dwellers or slum dwellers from other slums.	
3.10	All non-residential built up areas shall be included in the computation of minimum density and on the scale of 20.90 sq.mt. of carpet area being one tenement. In slums where the existing tenement density is already more than 650 per hectare, the calculation of FSI for all purposes shall be on gross area, that is, without deducting any percentage for recreational / amenity open space. This shall not affect the requirement of physical keeping aside the said recreational / amenity open space on site, subject to the provisions in this Appendix in that regard.	3.10 All non-residential built up areas shall be included in the computation of minimum density and on the scale of 27.88 sq.mt. of carpet area being one tenement. The calculation of FSI for all purposes shall be on gross area, that is, without deducting any percentage for recreational / amenity open space. This shall not affect the requirement of physical keeping aside the said recreational / amenity open space on site, subject to the provisions in this Appendix in that regard.
3.11	Amalgamation / Subdivision of Plots and Balancing of FSI thereon: Any land declared as Dharavi Redevelopment Project area or on which slum rehabilitation project has been sanctioned, if it is spread on part or parts of C.S. Nos. or CTS Nos. or S. Nos. shall be treated as natural amalgamation / subdivision/s of that C.S or CTS or S. No. or F.P. No. for which no separate approval for amalgamation / subdivision of land would be necessary.	3.11 Amalgamation / Subdivision of Plots and Balancing of FSI thereon: Any land declared as DRP Area or on which DRP has been sanctioned, if it is spread on part or parts of C.S. Nos. or CTS Nos. or S. Nos. shall be treated as natural amalgamation / subdivision/s of that C.S or CTS or S. No. or F.P. No. for which no separate approval for amalgamation / subdivision of land would be necessary.
3.12	Boundaries and the measurement of plot areas of the Dharavi Redevelopment Project Area shall be declared by the competent authority after actual measurement of plot area on site and the same shall be adopted for planning purpose for calculation of density and floor space index.	3.12 No Change in the earlier published provision.
3.13	The Officer on Special Duty, Dharavi Redevelopment Project may if required, adjust the boundary of the plot declared as Dharavi Redevelopment Project Area so as to suit the building design and provide proper access to the Project.	3.13 The OSD, DRP(SRA) may if required, adjust the boundary of the plot declared as DRP Area so as to suit the building design and provide proper access to the Project / any other plot/s located within Sector/s.
3.14	After approval is given to the Dharavi Redevelopment Project, the area may be further subdivided if necessary to earmark separate plots for the rehab component and the freesale component. The Plot area and the built up area in terms of square meters on the said plot shall be separately mentioned in the lease agreements and Record of Rights.	3.14 After approval is given to the DRP, the area may be further subdivided if necessary to earmark separate plots for the rehab component, amenity plot and the freesale component. The Plot area and the built up area in terms of square meters on the said plot shall be separately mentioned in the lease agreements and Record of Rights.
3.15	The Settlement Commissioner, Maharashtra State on payment of such	3.15 No Change in the earlier published provision.

<p>fees as may be decided by the Government ensure that the City Survey sheet 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 and TDR given that is, the FSI used on that plot.</p>	
<p>3.16 Declaration of Additional Areas as Difficult Category: The Slum Rehabilitation Authority may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion / criteria are fulfilled:</p> <ul style="list-style-type: none"> (i) Overcrowding, High density and unhygienic conditions, or (ii) To vacate land required for implementation of reservations for essential public purposes, or (iii) Required for rehabilitation to avoid loss of human life: <p>Provided for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 40 hectares in one contiguous area fulfilling the conditions mentioned in (i) above.</p>	<p>3.16 Deleted.</p>
<p>4. TEMPORARY TRANSIT CAMPS</p>	<p>4. TEMPORARY TRANSIT CAMPS</p>
<p>4.1 The temporary transit camp/ transit accommodation shall be provided within Dharavi Notified Area and if need be on the area of statutory open space to be left in accordance with D.C. Regulation No. 23 on the plot.</p>	<p>4.1 The temporary transit camp/ transit accommodation shall be provided within Dharavi Notified Area or nearby lands with prior approval of DRP(SRA) and if need be on the area of statutory open space to be left in accordance with D.C. Regulation No. 23 on the plot.</p>
<p>4.2 On the slum site itself approved for rehabilitation, multi storied temporary transit tenement may be allowed to be constructed.</p>	<p>4.2 No Change in the earlier published provision.</p>
<p>4.3 The area of temporary transit tenements shall be excluded from the computation of FSI, but the safety of the structure shall be ensured.</p>	<p>4.3 No Change in the earlier published provision.</p>
<p>4.4 Such building permission shall be given within 15 days from the date of application and after approval to the project by Dharavi Redevelopment Project, failing which it shall be deemed to be given.</p>	<p>4.4 Such building permission shall be given within 15 days from the date of application of the appointed developer of a sector, by OSD, DRP(SRA) failing which it shall be deemed to be given.</p>
<p>4.5 If a site reserved in Development Plan for any buildable as well as non-buildable</p>	<p>4.5 No Change in the earlier published provision.</p>

<p>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.</p>	
<p>4.6 On any vacant site without any reservation in the Development Plan construction of temporary transit tenements with the consent of the land-owners, made of light material shall be allowed upto the FSI of 2.5. Temporary shall mean made of detachable material such as tubular / prefabricated light structural.</p>	<p>4.6 On any vacant site without any reservation in the Development Plan construction of temporary transit tenements with the consent of the land-owners or concerned government authority made of light material shall be allowed upto the FSI of 4.0 Temporary shall mean made of detachable material such as tubular / prefabricated light structurals or any other materials approved by OSD, DRP(SRA) but such structures erected temporarily.</p>
<p>4.7 In all such cases where the temporary transit camp is erected, the condition shall be that the structures shall be demolished by the Developer within 30 days after such intimation given by SRA and as per phase programme of development as approved by Dharavi Redevelopment Project Cell and the site should be brought back to the original state.</p>	<p>4.7 No Change in the earlier published provision.</p>
<p>5. COMMERCIAL / OFFICE / SHOP / INDUSTRIAL STRUCTURES / STRUCTURES FOR POTTERS / ECONOMIC ACTIVITY FREE OF COST</p>	<p>5. COMMERCIAL / OFFICE / SHOP / INDUSTRIAL STRUCTURES / STRUCTURES FOR POTTERS BUSINESS ACTIVITY FREE OF COST</p>
<p>5.1 The eligible existing area under commercial / office / shops / industrial establishments / potters structures/ economic activity shall be computed on actual measurement / inspection, and / or on the basis of official documents such as License under Shops and Establishment Act, Trade License, Factory License, Electricity bills, Photopass etc.</p>	<p>5.1 The eligible existing area under commercial / office / shops / industrial establishments / structures for potters business activity shall be computed on actual measurement / inspection, and / or on the basis of official documents such as License under Shops and Establishment Act, Trade License, Factory License, Electricity bills, Photopass etc.</p>
<p>5.2 In the rehabilitation component, the built up area for commercial / office / shop / Industrial establishments/ potters structures/ economic activity that existed prior to 1st January, 1995 subject to the provisions in the sub-regulation below, shall be given. Where a person has residential and commercial premises without common wall between residential and commercial premises, for commercial / office / shop / economic activity in the slum / pavement, he shall be held eligible for a residential unit</p>	<p>5.2 In the rehabilitation component, the built up area for commercial / office / shop / Industrial establishments/ potters structures/ economic activity that existed prior to 1st January, 2000, subject to the provisions in the sub-regulation below, shall be given. Where a person has residential and commercial premises without common wall between residential and commercial premises, for commercial / office / shop / structures for potter's economic activity in the slum / pavement, he shall be held</p>

and also for built up area for commercial / office / shop / Industrial establishments/ potters structures/ economic activity, both free of cost.

5.3 (a) Built up area for commercial / office / shop / economic activity up to 20.90 sq.mt. (225 sq.ft.) Carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq.mt. to the extent of existing area may, if required, sold on preferential basis at the rate for commercial area in the free sale component.

(b) Built up area for industrial establishment upto 20.90 sq.mt. (225 sq.ft.) Carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq.mt. may, if required, sold to the extent of area in the following manner.

Existing Carpet Area in the range of... (in sq. ft.)	Carpet Area to be provided (in sq. ft.)			
	At free of cost, as a part of Rehab component	With cost, but not as the part of incentive sale area		
		With 10% reduction	With 20% reduction	With 30% reduction
225 to 250	225	NIL	NIL	NIL
251 to 1000	225	251 to 1000	NIL	NIL
1001 to 1500	225	251 to 1000	1001 to 1500	NIL
1501 and above	225	251 to 1000	1001 to 1500	1501 and above

However, only non-polluting and non-hazardous industry can be allowed to be re-accommodated under this scheme. This excess rehab area excluding 225 sq.ft. will have to be purchased by the eligible unit holder at the rate as may be determined by Slum Rehabilitation Authority.

(c) Built up area for potters business activity 20.90 m² (225 sq. ft) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. If the potter unit holder having actual area in excess of 20.90 m² then he shall be eligible to the extent of actual area in following manner. This excess rehab area excluding 20.90 m² will have to be purchased by the eligible unit holder at the rate as may be decided by the committee of secretariat of Govt. level.

eligible for a residential unit and also for built up area for commercial / office / shop / Industrial establishments/ structures for potter's / economic activity, both free of cost.

5.3 (a) Deleted.

(a) Commercial & Industrial Structures :- Built up area for Commercial / Industrial and establishment upto 20.90 sq.mt. (225 sq.ft.) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq.mt. may, if required, be sold to the extent of area in the following manner.

Existing Carpet Area in the range of.. (in sq. ft.)	Carpet Area to be provided (in sq. ft.)			
	At free of cost, as a part of Rehab component	With cost, but not as the part of incentive sale area		
		With 10% reduction	With 20% reduction	With 30% reduction
225 to 250	225	NIL	NIL	NIL
251 to 1000	225	251 to 1000	NIL	NIL
1001 to 1500	225	251 to 1000	1001 to 1500	NIL
1501 and above	225	251 to 1000	1001 to 1500	1501 and above

However, only non-polluting and non-hazardous industry can be allowed to be re-accommodated under this scheme. The rehab area in excess of 20.90 sq.mt. (225 sq.ft.) will be at construction cost to be determined by OSD, DRP(SRA) and the said cost to be paid by the hutment dweller to the developer.

b) Structures of Potter's Business Activity :- Built up area Structures of Potter's Business Activity upto 20.90 sq.mt. (225 sq.ft.) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq.mt. may, if required, be sold to the extent of area in the following manner.

Open land Area	Deduction for area
Upto 20.90 m ²	Nil
20.91 m ² to 100 m ²	10%
100 m ² to 150 m ²	20%
Above 150 m ²	30%

Existing Carpet Area in the range of.. (in sq. ft.)	Carpet Area to be provided (in sq. ft.)			
	At free of cost, as a part of Rehab component	With cost, but not as the part of incentive sale area		
		With 10% reduction	With 20% reduction	With 30% reduction
225 to 250	225	NIL	NIL	NIL
251 to 1000	225	251 to 1000	NIL	NIL
1001 to 1500	225	251 to 1000	1001 to 1500	NIL
1501 and above	225	251 to 1000	1001 to 1500	1501 and above

The rehab area in excess of 20.90 sq.mt. (225 sq.ft.) will be at construction cost to be determined by OSD, DRP/SRA and the said cost to be paid by the hutment dweller to the developer.

5.4 Such area may be allowed on any side of the plot abutting atleast 6.0 meter wide pathway and deriving access from atleast 6.0 meter wide pathway / open space. Back-to-back shopping on ground floor shall also be allowed for the purpose of rehabilitation. After exhausting these provisions, it may be allowed on the first floor to the extent necessary.

5.4 No Change in the earlier published provision.

5.5 **Non-Conforming Activities:** All activities which were previously existing shall be allowed to be relocated regardless of the non-conforming nature of the activities, except those which are hazardous and highly polluting and except in cases where the alternative accommodation has already been allotted elsewhere by the Municipal Corporation.

5.5 No Change in the earlier published provision.

5.6 **Convenience Shopping in Freesale Component:** Convenience shopping in the freesale component vide DCR 2(3)(20) shall be permitted along the layout roads. The Officer on Special Duty, Dharavi Redevelopment Project of Slum Rehabilitation Authority may add to, alter or amend the said list for convenience shopping.

5.6 **Non Residential User in Freesale Component:** Non Residential User as permissible in R-2, C-1 and C-2 zones as per DCR-52, 53 & 54 shall be allowed in Free Sale Components. OSD, DRP(SRA) may add to, alter or amend the non residential users permitted in the said DCR-52, 53 & 54.

6. **RELAXATION IN BUILDING AND OTHER REQUIREMENTS**

6. **RELAXATION IN BUILDING AND OTHER REQUIREMENTS**

6.1 A multi purpose room shall be allowed with size upto 12.5 sq.mt. with a minimum width of 2.4 mt.

6.1 A Residential rehab / renewal tenement shall essentially have a separate living room, kitchen, bedroom, water closet unit, bathroom alongwith enclosed balcony merged in carpet area of the tenement

6.2 A living room shall be allowed with size of minimum 9.3 sq.mt. with a minimum width of 2.4 mt.

<p>6.2 Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq.mt. provided the width shall be at least 1.5 mt.</p>	<p>6.3 A kitchen shall be allowed with size of minimum 5.5 sq.mt. with a minimum width of 1.8 mt. with a loft as per DCR – 1991.</p>
<p>6.3 There shall be no size restriction for bath or water closet unit. Moreover for bathroom, water closet or 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.</p>	<p>6.4 A bedroom shall be allowed with a minimum size of 5.6 sq.mt. with minimum width of 2.3 mt.</p>
<p>6.4 In water closet, flushing cisterns shall not be essential and toilets without this provision may be permitted. Water closet seat shall be of a minimum length of 0.46 mt. (18 inches)</p>	<p>6.5 A bathroom shall be allowed with minimum size of 1.5 sq.mt. with one side of minimum 1.1 mt.</p>
<p>6.5 A septic tank filter bed shall be permitted with a capacity of 150 liters per capita, where the municipal services are likely to be available within 4-5 years.</p>	<p>6.6 A water closet shall be allowed with minimum size of 1.1 sq.mt. with one side of minimum 0.90 mt.</p>
<p>6.6 The minimum plinth height shall be 0.45 meter And in areas subject to flooding the plinth shall be higher than the high flood level.</p>	<p>6.5 Deleted.</p>
<p>6.7 The staircase/s shall be of dog legged type. If a single flight staircase is accepted, the flight width shall not be less than 1.5 mt. However, if two or more staircases are provided the flight width may be reduced to 1.2 mt. in such case provided that both the staircases shall be interconnected by means of common passage / corridors so as to serve as alternate means of access / escape in the event of emergency.</p>	<p>6.7 No Change in the earlier published provision.</p>
<p>6.8 In the rehabilitation component, lift shall not be insisted upon, upto ground plus five floors.</p>	<p>6.8 The staircases and lifts shall be provided as per provisions in DCR 1991.</p>
<p>6.9 The provisions in DCR 38(22) relating to balcony will apply to the scheme with the following modifications. There shall be no restriction on zone and balcony shall not reduce marginal open space to less than 2.0 mt. For calculating of area of 20.90 sq.mt. the area of the balcony shall be included.</p>	<p>6.8 Deleted.</p>
<p>6.10 Areas of common passages not exceeding 2.0 mt. in width provided in rehabilitation component to give access shall not be</p>	<p>6.9 The provisions in DCR 38(22) relating to balcony will apply to the scheme with the following modifications. There shall be no restriction on zone and balcony shall not reduce marginal open space to less than 2.0 mt. For calculating of area of 27.88 sq.mt. and 37.16 sq.mt. size of rehab tenements, the area of the balcony shall be included.</p>
<p>6.10 Areas of common passages not exceeding 2.0 mt. in width provided in rehabilitation component to give access shall not be</p>	<p>6.10 Common Passages to be provided in the Rehab Component to give accesses to Residential tenements and Commercial /</p>

	counted towards FSI even while computing 4.0 FSI on site.		Industrial units shall not be less than 2.0 mt. in width. If podium is proposed, the corridors formed under the podium upto 12.00 mt. in width to be used as passage for Rehab & Renewal Commercial / Industrial units & Amenities, shall not be counted towards FSI even while computing 4.00 FSI on site. The areas under such common passages not exceeding 2.00 mt. in width and upto 12.00 mt. width shall form part of Rehab Component and it is on this basis the free sale component will be calculated.
6.11	Front and marginal open spaces for building having height upto 24 mt. in the rehab component or composite building, the front and marginal open space shall be atleast 3.0 mt. for these buildings.	6.11	Corridors formed under the podium upto 12.00 mt in width giving access to the sale commercial component shall also be considered free of FSI.
6.12	Notwithstanding the provisions of DCR 29 Table 10 where the location of the plot abuts DP Road, having width of 18.3 mt. and above, the front marginal open space shall be atleast 4.5 meter provided it is not an express highway or road wider than 52 mt.	6.12	Front and marginal open spaces for building having height upto 24 mt.in the rehab component or composite building– for the ground + 1 podium to be proposed to accommodate rehab commercial / industrial units as well as sale commercial areas in composite structures, the front and marginal open space shall be atleast 3.0 mt. for these buildings.
6.13	Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 3 mt. from the edge of the trained nallah.	6.13	Notwithstanding the provisions of DCR 29 Table 10 where the location of the plot abuts DP Road, having width of 18.3 mt. and above, the front marginal open space shall be atleast 3.00 meter provided it is not an express highway or road wider than 52 mt.
6.14	The distance between any two rehab / composite buildings shall not be less than 6 mt.	6.14	No Change in the earlier published provision.
6.15	A composite building shall contain at least 40 percent of the built up area as rehabilitation components.	6.15	The distance between any two rehab / composite buildings shall not be less than 12 mt.
6.16	Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered as part of the amenity open space in the project comprising both rehabilitation and free sale components, and without charging any premium in relaxation of the stipulations in DCR No. 23, wherever necessary.	6.16	No Change in the earlier published provision.
6.17	Pathways and means of access – the ratio between the length of the pathway and the	6.17	Deleted.

width thereof shall be as follows:										
	<table border="0"> <thead> <tr> <th>Length</th> <th>Width</th> </tr> </thead> <tbody> <tr> <td>Upto20 mt.</td> <td>3.0 mt.</td> </tr> <tr> <td>Upto30 mt.</td> <td>4.5 mt.</td> </tr> <tr> <td>Upto50 mt. & above</td> <td>6.0 mt.</td> </tr> </tbody> </table>	Length	Width	Upto20 mt.	3.0 mt.	Upto30 mt.	4.5 mt.	Upto50 mt. & above	6.0 mt.	
Length	Width									
Upto20 mt.	3.0 mt.									
Upto30 mt.	4.5 mt.									
Upto50 mt. & above	6.0 mt.									
6.18	Between the dimensions prescribed for the pathway and marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.	6.18 No Change in the earlier published provision.								
6.19	The means of access shall be normally governed by the provisions of DCR No. 22. However, in the project, wherever the design of the buildings in the same land requires relaxation, it may be given. Access through existing pathways including the roads maintained under Section 63K of the Brihan Mumbai Municipal Corporation Act, 1888 but not less than 3.6 mt. in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height less than 24 mt. including stilts.	6.19 No Change in the earlier published provision.								
6.20	Even if the amenity open space is reduced to make the planning of the rehab sub-plot viable, a minimum of at least 15 percent of amenity open space shall be maintained.	6.20 No Change in the earlier published provision.								
6.21	Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 35(2)(c).	6.21 No Change in the earlier published provision.								
6.22	All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the project. Premium shall not be charged for all or any of the relaxations given hereinabove, or for any other mentioned in DCR 35(2)(c).	6.22 No Change in the earlier published provision.								
6.23	Relaxations for the free sale component – Relaxation contained in sub-regulation No. 6.12, 6.13, 6.18, 6.19, 6.20 above, as well as other necessary relaxation shall be given to the free sale components, on payment of 20% of the normal premium, for Dharavi Redevelopment Project.	6.23 No Change in the earlier published provision.								
6.24	In order to make the Slum Rehabilitation Scheme viable, the Officer on Special Duty, Dharavi Redevelopment Project shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing.	6.24 No Change in the earlier published provision.								

<p>7. SLUMS AND DEVELOPMENT PLAN RESERVATIONS:</p> <p>7.1 Reservations in the development plan shall be developed to the fullest extent. Additional amenities and facilities shall be provided as per the quantum shown in Annexure – ‘A’ to this regulation. Relocation of reservations within sector if so required to overcome the sector planning constraint shall be permitted with the special permission of CEO/OSD(DRP) of SRA</p> <p>7.2 Slum situated in lands falling under residential, commercial (C-1 & C-2), industrial (I-1, I-2 & I-3) zones which are not affected by any other allocations/ designation/ reservation in the final Development Plan. They may be developed subject to the following:-</p> <p>(i) (a) Lands in residential (R-1 & R-2) and commercial (C-1) zones occupied by existing slums be allowed to be developed in accordance with the provisions contained in this Appendix.</p> <p>(b) Lands in industrial zones (I-2 & I-3)/ Industrial estate may be allowed to be converted into residential users in accordance with clause (c) and onwards of sub-regulation (3) of regulation 56 & regulation 57 amended from time to time of the DCR 1991 as the case may be. Such lands occupied by existing slums may further be allowed to be developed in accordance with the provisions contained in this Appendix.</p> <p>(ii) (a) The provisions in this sub-regulation 33(15) (I) read with this appendix shall be applicable for lands in commercial zone (C-2) occupied by existing slums.</p> <p>(b) Lands in industrial zone (I-1) occupied by existing slums shall be allowed to be developed in accordance with the provisions in this sub-regulation 33(10) (A) read with this appendix.</p> <p>(iii) As a special care for Dharavi Redevelopment Project non residential activities to be developed as described under clause no.5.3 of this regulation shall be allowed to be developed without going through the process of the change of zone.</p>	<p>7. SLUMS AND DEVELOPMENT PLAN RESERVATIONS:</p> <p>7.1 Reservations in the development plan shall be developed to the fullest extent. Additional amenities and facilities shall be provided as per the quantum shown in Annexure – ‘A’ to this regulation. Relocation of reservations within DNA. if so required to overcome the sector planning constraint shall be permitted with the special permission of OSD, DRP (SRA).</p> <p>7.2 Slums / Structures under renewal situated in lands falling under residential, commercial (C-1 & C-2), industrial (I-1, I-2 & I-3) zones which are not affected by any other allocations/ designations/ reservations in the final Development Plan, & C2 may be developed subject to the following:-</p> <p>(i) (a) Lands in residential (R-1 & R-2) and commercial (C-1 & C-2) zones occupied by existing slums / structures under renewal be allowed to be developed in accordance with the provisions contained in this Appendix.</p> <p>(b) Lands in industrial zones (I-2 & I-3) / Industrial estate may be allowed to be converted into residential users in accordance with clause (c) and onwards of sub-regulation (3) of regulation 56 & regulation 57 of the DCR 1991 amended from time to time as the case may be. Such lands occupied by existing slums / structures under renewal may further be allowed to be developed in accordance with the provisions contained in this Appendix.</p> <p>(ii) (a) Deleted.</p> <p>Lands in industrial zone (I-1) occupied by existing slums / structures under renewal shall be allowed to be developed in accordance with the provisions contain in this in this sub-regulation 33(10) (A) and 33 (9) (A) read with this appendix.</p> <p>(iii) As a special case for Dharavi Redevelopment Project non residential activities to be developed as described under clause no.5.3 and 5.6 of this Appendix & clause no. 4 & 7 of Appendix XXIV to DCR 33 (9) (A) shall be allowed to</p>
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<p>7.3 Slums situated in lands reserved/ designated/ allotted for existing or proposed non buildable reservations such as recreational ground, play ground, garden, park and any other open users in the Final Development Plan occupied by existing slums, shall be shifted within the same planning sector in which such plots belongs/ vests and sites occupied by them shall be cleared for the designated/ reserved amenities. Thereafter such designated/ allotted for existing or proposed non-buildable reservation shall be fully developed as per the specifications of appropriate authority and shall be handed over free of cost and charge to the appropriate authority. The land area under such reservation shall be allowed to be included in the project plot area to be considered for FSI purpose.</p>	<p>7.3 Slums / structures under renewal situated on lands reserved/ designated/ allotted for existing or proposed non buildable reservations such as recreational ground, play ground, garden, park and any other open users in the Final Development Plan occupied by existing slums / structures under renewal shall be shifted within the same planning sector in which such plots belongs/ vests and sites occupied by them shall be cleared for the implementation of DRP in which such quantum of designated / allotted for existing or proposed non-buildable reservation shall be fully subsumed in the additional amenities & facilities to be provided under DRP as in clause no. 7.1 above as per the specifications of DRP (SRA) or the concerned Govt. authority and shall be handed over free of cost and charge to the DRP (SRA) or the concerned Govt. authority. The land area under such reservation shall be allowed to be included in the project plot area to be considered for FSI purpose.</p>
<p>7.4.(a) Slums situated in lands reserved / designated / allotted for existing or proposed buildable Public reservations in the Final Development Plan such as Municipal/Private primary or secondary schools, Municipal dispensary, Municipal hospital/Maternity Home, Municipal chowky, Fire brigade, Sewage Treatment plant/Pump House, Municipal Retail Market shall be shifted within the same planning sector in which such plots belongs/ vests and sites occupied by them shall be cleared for the designated/ reserved amenities. Thereafter such designated/ allotted for existing or proposed buildable reservation shall be fully developed as per the specifications of S.R.A/ appropriate authority or concerned Govt. authority to whom this developed amenity is to be handed over. This developed buildable amenity shall be handed over free of cost and charge to the S.R.A./ appropriate authority or the concerned Govt. authority. The built up area of such amenity shall be excluded for the purpose of FSI. Thereafter the full permissible FSI of the plot according to this appendix shall be allowed to be included in the project plot area to be considered for FSI purpose.</p>	<p>7.4.(a) Slums / structures under renewal situated on lands reserved / designated / allotted for existing or proposed buildable Public reservations in the Final Development Plan such as Municipal / Private primary or secondary schools, Municipal dispensary, Municipal hospitals, Maternity Home, Municipal chowky, Fire brigade, Sewage Treatment plant, Pump House, Municipal Retail Market shall be shifted within the same planning sector in which such plots belong / vest and sites occupied by them shall be cleared for the implementation of DRP in which such quantum of designated / allotted for existing or proposed buildable reservation shall be fully subsumed in the additional amenities & facilities to be provided under DRP as in clause no. 7.1 above as per the specifications of DRP / SRA or the concerned Govt. authority to whom this developed amenity is to be handed over. This developed buildable amenity shall be handed over free of cost & charge to the DRP / SRA or the concerned Govt. authority. The built up area of such amenity shall be excluded for the purpose of FSI. Thereafter the full permissible FSI of the plot according to this appendix shall be allowed to be included in the project plot area to be considered for FSI purpose.</p>

<p>7.4 (b) For other buildable reservations on lands under slum which are not covered under clause no. 7.5(a) above, built up area equal to 25 percent of the area under that reservation in that plot shall be demanded free of cost by the Slum Rehabilitation Authority for Municipal Corporation or any other appropriate Authority. The built up area of such amenity shall be excluded for the purpose of FSI computation. Thereafter the development for Dharavi Redevelopment Project be allowed as per the full permissible FSI of the entire plot according to regulation 33(10)(A) read with this appendix.</p>	<p>7.4 (b) No Change in the earlier published provision.</p>
<p>7.5 Where DP road / Proposed road passes through Dharavi Redevelopment Project area, the entire 100 percent FSI of the road may be given in the same site, on the remainder of the plot.</p>	<p>7.5 No Change in the earlier published provision.</p>
<p>7.6 Wherever slum and municipal / MHADA property are found together or adjoining, it would be eligible for redevelopment using provisions of both DCR – 33(7) and 33(9)(A) of DCR – 33(10). 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 project shall be deemed to be a Dharavi Redevelopment Project. The power under D.C. Regulation 11(4) for shifting and / or interchanging the purpose of designations / reservations shall be exercised by the Chief Executive Officer or Officer on Special Duty/ Dharavi Redevelopment Project of Slum Rehabilitation Authority in respect of Dharavi Notified Area as a special planning authority.</p>	<p>7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under D.C. Regulation 11(4) for shifting and / or interchanging the purpose of designations / reservations shall be exercised by the OSD, DRP (SRA) in respect of Dharavi Notified Area as a Special Planning Authority.</p>
<p>7.7 In case of a slum rehabilitation project adjoining railway tracks, a boundary wall of minimum, 2.4 meters in height shall be constructed.</p>	<p>7.7 In case of Dharavi Redevelopment Project adjoining railway tracks, a boundary wall of minimum, 2.4 meters in height shall be constructed.</p>
<p>7.8 Slums on lands designated or reserved for purpose of public housing, public housing / high density housing or housing for dishoused shall be treated as sites for slum redevelopment and redevelopment to be allowed according to this regulation.</p>	<p>7.8 Slums / structures under renewal on lands designated or reserved for purpose of public housing, public housing / high density housing or housing for dishoused shall be treated as sites for slum redevelopment and redevelopment to be allowed according to this regulation.</p>
<p>7.9 Existing slums occupying lands in dangerous locations such as marshy lands,</p>	<p>7.9 Existing slums occupying lands / structures under renewal in dangerous locations such</p>

<p>near water bodies, lands abutting railway tracks / in railway lands, no development zones and sites immediately required for the public and semi public projects may be relocated on other suitable locations within the planning sectors and may be allowed to be developed in accordance with this regulation read with this appendix.</p>	<p>as marshy lands, near water bodies, lands abutting railway tracks / in railway lands, no development zones and sites immediately required for the public and semi public projects may be relocated on other suitable locations within the planning sectors and may be allowed to be developed in accordance with this regulation read with this appendix.</p>
<p>8. WELFARE HALL, BALWADI, SOCIETY OFFICE AND RELIGIOUS STRUCTURE</p>	<p>8. WELFARE HALL, BALWADI, SOCIETY OFFICE AND RELIGIOUS STRUCTURE</p>
<p>8.1 There shall be a welfare hall in each Project as part of the rehabilitation component. It shall be at the rate of 20.90 sq.mt. for every multiple or part of 100 hutment dwellers' families, but located so as to serve all the floors and buildings equitably. Further, they may be clubbed together suitably for its better utility. In case of misuse, it shall be taken over by the Dharavi Redevelopment Project Cell which will be competent to allot the same to some other organization / institution for public use. Balwadi shall also be provided for in a similar scale. An office for the Co-operative Housing Society shall be also constructed in accordance with D.C. Regulation No. 38(11). However the number of Rehab Tenements exceeds 100 then for every 100 Rehab Tenements such additional society office shall be constructed. Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.</p>	<p>8.1 There shall be a welfare hall in each Project as part of the rehabilitation component. It shall be at the rate of 25.00 sq.mt. for every multiple or part of 100 hutment dwellers' families, but located so as to serve all the floors and buildings equitably. Further, they may be clubbed together suitably for its better utility. In case of misuse, it shall be taken over by the DRP (SRA) which will be competent to allot the same to some other organization / institution for public use. Balwadi shall also be provided for in a similar scale. An office for the Co-operative Housing Society shall be also constructed in accordance with D.C. Regulation No. 38(11). However, if the number of Rehab Tenements exceeds 100 then for every 100 Rehab Tenements such additional society office shall be constructed. Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.</p>
<p>8.2 All the areas underlying welfare hall/s, society office, balwadi/s, religious structure/s, social infrastructure/s like School/s, Dispensary/s, Gymnasium/s run by Public Authority or Charitable Trust, shall be free of cost and shall form part of rehabilitation component and it is on this basis the free sale component will be computed. These provisions shall apply to construction of transit camps under DC regulation 33(14) also.</p>	<p>8.2 No Change in the earlier published provision.</p>
<p>8.3 Welfare halls, society office, balwadis and religious structure/s, social infrastructure/s like School/s, Dispensary/s, Gymnasium/s run by Public Authority or Charitable Trust, in the rehab component shall not be counted towards the FSI even while computing 2.5</p>	<p>8.3 Welfare halls, society office, balwadis and religious structure/s, social infrastructure/s like School/s, Dispensary/s, Gymnasium/s run by Public Authority or Charitable Trust, in the rehab component shall not be counted towards the FSI even while computing 2.5</p>

<p>FSI on site.</p> <p>9. PAYMENTS TO BE MADE TO SRA AND INSTALMENTS:</p> <p>9.1 An amount of Rs. 20,000 or such an amount as may be decided by the 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 developer with the Dharavi Redevelopment Project Cell, in accordance with the time-schedule for such payment as may be laid down by the Chief Executive Officer, Slum Rehabilitation Authority. 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 free sale component would be given only after the entire required amount is deposited in full with Dharavi Redevelopment Project Cell.</p> <p>9.2 An amount of Rs 840 per sq.mt. shall be paid by the Developer 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 33(14). This amount shall be paid to the Slum Rehabilitation Authority in accordance with the time schedule for such payment as may be laid down by the Officer on Special Duty, Dharavi Redevelopment Project of Slum Rehabilitation Authority, provided the installments shall not exceed beyond the completion of construction. This entire amount will remain with SRA and the same shall be used for Schemes to be prepared for the improvement of infrastructure within Dharavi Redevelopment Project Areas.</p> <p>9.3 The part of land premium to be made available to the land owning authority as per rates to be decided by Govt. of Maharashtra shall be exclusively used for schemes to be prepared for the improvement of infrastructural developments in the benefit of Dharavi Redevelopment Project.</p> <p>END OF D.C. REG. 33(10)(A)</p>	<p>4.00 FSI on site.</p> <p>9. PAYMENTS TO BE MADE TO SRA AND INSTALMENTS:</p> <p>9.1 An amount of Rs. 20,000 or such an amount as may be decided by the Government from time to time per tenement / unit will have to be deposited by the developer with DRP(SRA) as a corpus fund for utilization by the co-operative housing society of the rehab residents for the purpose of maintenance, in accordance with the time-schedule for such payment as may be laid down by OSD, DRP(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 free sale component would be given only after the entire required amount is deposited in full with DRP(SRA). A matching amount of Rs. 20,000/- per rehab tenement / unit shall also be deposited by DRP and added to the said corpus fund.</p> <p>9.2 No Change in the earlier published provision.</p> <p>9.3 No Change in the earlier published provision.</p> <p>END OF D.C. REG. 33(10)(A)</p>
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Annexure "A"

Additional amenities and facilities to be provided under DRP.

[As per Draft modifications to DCR for DRP published as per the UDD Notification No. TPB-4306/2539/CR-204/06/UD-11, dtd. 20/11/2006 in Maharashtra Govt. Gazette (M.G.G.) dtd. 20.1.2007]

Sr. No.	Amenities	Legends	Additional amenities & facilities to be provided under DRP in addition to D.P. Reservations					
			Sector I (in hectors)	Sector II (in hectors)	Sector III (in hectors)	Sector IV (in hectors)	Sector V (in hectors)	Total I to V (in hectors)
1	Primary and Secondary schools with Play Ground of 0.5 hectors attached	(PΔP, SΔS)	1.21	1.87	1.55	1.68	0.05	6.36
2	College with Play Ground of 0.5 hectors attached.	△	---	---	---	---	0.47	0.47
3	I.T.I. (Technical institute)	(ITI)	---	---	0.42	---	---	0.42
4	Municipal hospital	(MH)	---	---	1.36	---	---	1.36
5	Dispensary + gymnasium + library + Community Hall	(D, GYM, LIB, CH)	0.10	0.10	0.10	0.10	0.10	0.50
6	Fire brigade station	(FB)	0.45	---	---	---	0.45	0.90
7	Post office	(PO)	0.30	---	---	---	---	0.30
8	(i) Police station	(PS)	0.36	0.06	---	---	---	0.42
	(ii) Police Chowki with plot area upto 50 sq.mt.	(PCKY)	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	10 nos.
9	Municipal chowki, Road Depot, Water works chowki	(MCKY)	0.10	0.10	0.10	0.10	0.10	0.50
10	(i) Municipal retail market + parking lot	(MRM) + (PL)	---	---	0.85+0.88	---	0.85+0.29	1.70+1.17
	(ii) Open Retail Market	(OM)	0.02	0.02	0.02	0.02	0.02	0.10
11	Shifting Industrial Estate (ShIE) to cover activities such as Leather crafting, Readymade garments, food processing, Plastic recycling, Jewellery etc.	(ShIE)	---	---	1.10	1.10	---	2.20
12	Burial grounds & cremation ground	(C)	---	1.36	---	---	---	1.36
13	BEST Bus Station	(BBS)	0.25	---	---	---	---	0.25
14	BEST receiving station	(BRST)	0.10	0.10	0.10	0.10	---	0.40
15	Parking lot (Heavy Vehicles & General)	(PL)	---	1.50	---	---	1.50	3.00
16	Park, Garden, Recreation Ground	(P, G, RG)	1.05	6.50	---	1.25	---	8.80
17	Institute for Ceramic design, Leather technology, Gemology, Food processing and fashion	(NID)	---	1.00	---	---	---	1.00
18	Petrol Pump / CNG Station	(PP - CNG)	---	---	---	---	0.50	0.50
Notes	i) All the additional amenities and facilities to be provided within Dharavi Notified Area are deemed to be treated as DP Proposals. ii) All proposed Roads having width of 12 mt. & above are deemed to be treated as DP Proposals. iii) The Slum Rehabilitation Authority may add, alter or amend category and quantum of additional amenities and facilities to be provided within Dharavi Notified Area with the approval of State Government.							

Annexure "A"

Additional amenities and facilities to be provided under DRP

(As per the proposed changes in the Draft DCR for DRP published in M.G.G. dtd. 20.01.2007)

Sr. No.	Description of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP.					
				Sector I	Sector II	Sector III	Sector IV	Sector V	Total I to V
Buildable Amenities for which Sale Incentive is available.									
1	Primary Schools	(PAP)	Sq.mtr.	9066.97	16433.89	13600.46	12467.09	5100.17	56668.58
2	Secondary Schools	(SAS)	Sq.mtr.	6066.97	16433.89	12650.55	11517.18	10000.00 (with 2 colleges)	56668.58
3	Dispensary & Maternity Homes / Polyclinics	(D, MH, POLY)	Sq.mtr.	6272.00	11368.00	9408.00	8624.00	3528.00	39200.00
4	Welfare Centres + Gysm + Community Hall	(WC, GYM, CH)	Sq.mtr.	200.00	200.00	200.00	200.00	200.00	1000.00
5	Library	(LIB)	Sq.mtr.	200.00	200.00	200.00	200.00	200.00	1000.00
6	Fire Station	(FB)	Sq.mtr.	0.00	0.00	0.00	3990.00	0.00	3990.00
7	Post Office	(PO)	Sq.mtr.	665.00	0.00	0.00	665.00	0.00	1330.00
8	Police Station	(PS)	Sq.mtr.	1995.00	1995.00	0.00	0.00	0.00	3990.00
9	Retail Market	(RM)	Sq.mtr.	2511.04	4551.26	3766.56	3452.68	1412.46	15694.00
10	Police Chowky	(PCKY)	Sq.mtr.	140.00	140.00	140.00	140.00	140.00	700.00
11	Potters Institute (common work space)	-	Sq.mtr.	0.00	2230.00	0.00	0.00	0.00	2230.00
	Total			27116.99	53552.04	39965.57	41255.95	20580.64	182471.17
Total Land Area of Buildable Amenities not to be constructed by the developers.									
12	Best Bus Station	(BBS)	Ha	0.00	0.00	0.06	0.00	0.00	0.06
13	Best receiving station	(BRST)	Ha	0.00	1.30	0.00	0.00	0.00	1.30
14	Pumping station	(PS)	Ha	0.00	0.00	0.37	0.00	0.00	0.37
15	NID & ITI	(NID - ITI)	Ha	0.00	0.30	0.00	0.00	0.00	0.30
	Total			0.00	1.60	0.43	0.00	0.00	2.03
Total Land Area of Un-Buildable Amenities									
16	Parking Lot	(PL)	Ha	0.00	0.00	0.00	0.00	1.84	1.84
17	Recreational Open Public Spaces (can be mixed user / part of layout)	(RG)	Ha	1.58	0.00	1.58	1.58	1.58	6.32
18	Layout RG that would be provided in sale and rehab areas to be multi used	(LAY - RG)	Ha	0.77	1.39	1.15	1.06	0.43	4.81
19	PG attached to schools (mixed use / part of layout)	(PG)	Ha	0.40	0.73	0.60	0.55	0.23	2.50
20	Mahim RG (Rajiv Gandhi Nagar)	(RG)	Ha	0.00	0.00	0.00	0.00	3.20	3.2
21	Potters Institute (common open space)	-	Ha	0.00	0.22	0.00	0.00	0.00	0.22
22	Land to be given to TATA Power Electric Co.	(TATA)	Ha	0.00	0.40	0.00	0.00	0.00	0.40
	Total			2.75	2.74	3.33	3.19	7.28	19.29
Notes	i) All the additional amenities and facilities to be provided within Dharavi Notified Area are deemed to be treated as DP Proposals. ii) All proposed Roads having width of 12 mt. & above are deemed to be treated as DP Proposals. iii) The Slum Rehabilitation Authority may add, alter or amend category and quantum of additional amenities and facilities to be provided within Dharavi Notified Area with the approval of State Government.								

Draft modifications to DCR for DRP published as per the UDD Notification No. TPB-4306/2593/ CR-204/06/UD-11, dtd. 20/11/2006 in Maharashtra Govt. Gazette dtd. 20.1.2007	Proposed changes in the said published draft DCR for DRP
<p>4) Modification No. 4 :</p> <p>The following proviso clause shall be added in appendix VII-A after clause no. 11(h) of DCR 1991.</p> <p>“Provided that, the restriction on utilization of DRC as stipulated in clause 10 & 11(f) of this Appendix, shall not be applicable for utilisation of DRC of the TDR generated under the Dharavi Redevelopment Project within the Dharavi Redevelopment Project Area.”</p>	<p>4) Modification No. 4 :</p> <p style="text-align: center;">Deleted.</p>
<p>5) Modification No. 5 :</p> <p>The following proviso clause shall be added in appendix VII-A after clause no. 6(e) of DCR 1991.</p> <p>6(f) “within the Dharavi Redevelopment Project Area.”</p>	<p>5) Modification No. 5 :</p> <p style="text-align: center;">Deleted.</p>
<p>6) Modification No. 6 :</p> <p>The following proviso clause shall be added in appendix VII-B after clause no. 10(iv) of DCR 1991.</p> <p>10(v) “within the Dharavi Redevelopment Project Area.”</p>	<p>6) Modification No. 6 :</p> <p style="text-align: center;">Deleted.</p>
<p>7) Modification No. 7 :</p> <p>The following appendix shall be added after Appendix VII-B of DCR 1991.</p> <p style="text-align: center;">APPENDIX VII-C</p> <p>Regulations for the grant of TDR to the developers in respect of Dharavi Redevelopment Project vide DCR 33(10)(A) & 33(9)(A)</p> <ol style="list-style-type: none"> 1. The developer on a plot of land for which the Dharavi Redevelopment Project is sanctioned under these Regulations shall be eligible for the award of TDR for the FSI, if any, in excess of 4.0 or as may be specifically permitted by the Officer on Special Duty/ Dharavi Redevelopment project. 2. DCR for the TDR will be issued by Chief Executive Officer/ Officer on Special Duty (DRP) of Slum Rehabilitation Authority. The FSI credit in square meters of built up area will be stated in figures and in words, the place where TDR is earned. 	<p>7) Modification No. 7 :</p> <p style="text-align: center;">Deleted.</p>

3. The built up area for the grant of DRC shall be equal to the FSI of the sanctioned Dharavi Redevelopment Project allowed to be taken in the form of TDR.
4. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in this Appendix as well as in Appendix IV-A.
5. If the holder of a DRC intends to transfer it to any other person/s he will submit it to the Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority with an appropriate endorsement of the new holder's name. Without such endorsement by the Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority himself, the transfer shall not be valid and will be available for use only by the original holder.
6. A holder of a DRC who desires to use the FSI credit certified therein on a particular sector/plot within the jurisdiction of Dharavi Notified Area shall attach to his application for development permission valid DRCs to the extent required.
7. DRC's so generated under Dharavi Redevelopment Project shall be used within the jurisdiction of Dharavi Notified Area only.
8. A DRC shall not be valid for use on receivable plots within Dharavi Notified Area as listed below.
 - (i) Coastal Regulation Zone and areas in NDZ, TDZ.
 - (ii) On plots where Slum Rehabilitation Projects have been taken up or completed.
 - (iii) Heritage buildings and precincts notified under DC Regulation no 67.
9. Notwithstanding the provisions in Appendix VII-A, sub-regulation 12, the use of DRC on the TDR receiving plot will be subject to the same regulations that are applicable to the TDR receiving plot. There will be no restrictions on which zone TDR can be received, except the provisions in sub-regulation 8 above.
10. 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 below.
11. Any TDR generated from Dharavi Redevelopment Project shall be eligible for utilisation within Dharavi

Redevelopment Project Area to the extent indicated below :

Sr. No.	Category of Plot	Limit for Additional FSI that can be loaded out of TDR generated from DRP
1.	Open, Unreserved receivable plots	upto 2.66
2.	Plots where urban renewal scheme as per new D.C. Reg. 33(9)(A) is taken up under DRP	upto 4.00
3.	Plot where Slum Rehabilitation Scheme as per new D.C. Reg. 33(10)(A) is taken up under DRP	upto 4.00 where ever 4.00 FSI is not reached

12. Before granting development permission to use TDR in full or in part, Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority shall endorse in writing in figures and in words the quantum of DRC proposed to be utilized in the development permission.
13. A DRC shall be issued by Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority himself as a certificate printed on bond paper in an appropriate form prescribed by the Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority. Such a certificate shall be a transferable / negotiable instrument after due authentication by the Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority.
14. Chief Executive Officer / Officer on Special Duty (DRP) of Slum Rehabilitation Authority shall maintain a register in a form considered appropriate by him of all transactions relating grant or utilization of DRCs arising out of slum rehab projects. From time to time at least once in three months these transactions shall be published in the Maharashtra Government Gazette for the information of the public, provided however the utilization of TDR / DCRs shall not be dependent upon any such publication.
15. Wherever TDR arising out of Dharavi Redevelopment Project is received, the relaxation as required shall be given for such slum TDR on the same basis as for free sale component in the slum rehabilitation project.

END OF APPENDIX – VII(C)

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<p><u>DCR No. 33(14) :</u> Provisions relating to Transit Camp tenements for Slum Rehabilitation Scheme.</p> <p>(A) The FSI may be permitted to be exceeded for the construction of Transit Camp Tenements as shown below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. No.</th> <th style="width: 65%;">Location</th> <th style="width: 10%;">Total FSI</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2.</td> <td>Difficult areas comprising of Dharavi and such other areas as may be notified by SRA from time to time.</td> <td style="text-align: center;">2.99</td> </tr> </tbody> </table> <p>(C) The additional FSI could be used for construction of transit camp tenements having a carpet area of 20.90 sq.mts. (225 sq.ft.) with the same specifications as for permanent slum rehabilitation tenements which will be used for the purpose of accommodating hutment dwellers in transit on account of Slum Rehabilitation Scheme for 10 years on rent to be fixed by the Chief Executive Officer of the Slum Rehabilitation Authority. After that period, the tenements can be used by the owner for any purpose.</p> <p>(D) Or, the additional FSI could be used in the following manner.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. No.</th> <th style="width: 25%;">Location</th> <th style="width: 5%;">Addl. 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9) Modification No. 9 :	9) Modification No. 9 :
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<p>Sanctioned provision in D.C. Regulation 52(1)(c) of DCR 1991 is as below.</p> <p>52(1)(c)</p> <p>Plots in a residential zone along roads having existing or prescribed width of and between 24 m. and 31 m. in the Island City.</p>	<p>The following proviso clause shall be added in D.C. Regulation 52(1)(c) of DCR – 1991.</p> <p>52(1)(c)</p> <p>Plots in a residential zone along roads having existing or prescribed width of and between 24 m. and 31 m. in the Island City.</p> <p>“Provided that the restrictions of road width given in this clause to determine plots in R-2 zone in the Island City are not applicable to the plots within Dharavi Notified Area. For the plots within Dharavi Notified Area, R-2 zone shall be determined as the ‘plots’ along roads having existing or prescribed width of and between 18.30 mt. and 45 mt.”</p>

Note:-

- A) All words and expressions used in these Regulations and not defined herein shall have meanings assigned to them under the Maharashtra Regional and Town Planning Act, 1966 or the Maharashtra Slum Areas (I.C. & R) Act, 1971, or the National Building Code, or the Building Regulations and Bye-Laws or the Development Control Regulations of the Municipal Corporation of Greater Mumbai, as amended from time to time.
- B) The provisions of the Development Control Regulations for Greater Mumbai - 1991 and all other applicable sections of the Maharashtra Regional and Town Planning Act, 1966 , shall apply mutatis mutandis to the development of land with the modification that the expressions "Municipal Corporation of Greater Mumbai" and "Municipal Commissioner" shall be substituted by the expressions "Slum Rehabilitation Authority" and "Officer on special Duty, DRP (SRA)" respectively.
- C) Nothing contained herein shall derogate from any right or power exercisable by the Municipal Corporation of Greater Mumbai under the provisions of the Bombay Municipal Corporation Act, 1888, and the rules, regulations and bye-laws made there under. Any development of land shall be carried out without prejudice to such provisions.

Sd/-
(Gautam Chatterjee)
Officer on Special Duty
Dharavi Redevelopment Project