

झोपडपट्टी पुनर्वसन प्राधिकरण

५वा मजला, गृहनिर्माण भवन,

वांद्रे (पूर्व), मुंबई - ४०० ०५१. फॅक्स : ९१-२२-२६५९०४५७

दूरध्वनी : ०२२-२६५९०५१९ / ०४०५ / १८७९ / ०९९३

Email : info@sra.gov.in

निर्देश पत्र - अ

विषय : Spill over TOR
Phase - I

फाईल क्रमांक : झोपुप्रा / Engt 1401 / mw / m4 / 108

विभाग Engineering Dept ITR

संदर्भ : S.R. scheme on plot covering CTS no. 23 (pt), 24 (pt), 25, 26 (pt), 27 (pt), 97 (pt), 98, 99, 100 (pt), 101 (pt), 102 (pt) & 112 (pt) of village Borla, Chembur (E), Mumbai.
For - Sant Gadge Maharaj SRA (HSE) Ltd.

दिनांक	कोणाला पाठविले	टीपा व सूचना
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SLUM REHABILITATION AUTHORITY

No. SRA/ ENG/1401/MW/ML/LOI

Sub:- Request of release part spill over TDR for S.R. Scheme on plot bearing CTS No. 23(pt), 24(pt), 25, 26(pt), 27(pt), 97(pt), 98, 99, 100(pt), 101(pt), 102(pt) & 112(pt) of village Borla, at Khardev Nagar, N.G. Acharya Marg, Chembur (East), Mumbai, for : "Sant Gadge Maharaj CHS Ltd."

Architect :- Shri Mukesh Bahadur
of Consultants Combined

Developer :- M/s. Balan & Chheda Developers Pvt. Ltd.

Architect Shri. Mukesh Bahadur of M/s. Consultants Combined through his application dated 19/01/2017 vide at page C/1 has requested to release spill over TDR as per Revised LOI dated 12/04/2016 generated in the S.R. Scheme Known as 'Sant Gadge Maharaj CHS Ltd.'

Brief history of the case is as under :

In this case, the Slum Rehabilitation Scheme on the plot under reference has been approved by the then Hon'ble CEO (SRA) on 16/07/2011 and LOI was issued on 29/07/2011 & revised LOI was issued on 12/04/2016. The copy of Revised LOI report is at page C/5 to C/31 & copy of Revised LOI is at pg. C/33 to C/35.

The approvals issued under referred S. R. Scheme are tabulated as under :

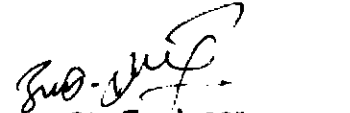
Sr. No	Bldg. No.	SRA File no.	Plans approved on & for	Plinth CC granted	Further/full CC	Remarks / status on site
1	Rehab Bldg.	SRA/ENG/2671/ MW/ML/AP	23/09/2011 Amended on 27/12/2013 Lastly Amended on 20/04/2016 up to 15th (pt) floor	22/11/ 2012	18/07/ 2013 24/06/2016 up-to 15 th (pt) & R.C.C. sale portion	RCC work is completed & internal work is in progress.
2	Sale Bldg.	SRA/ENG/2672/ MW/ML/AP	30/09/2011	25/02/ 2014	Further CC up to 16th floors issued on 22/7/2014	RCC work up to 18 th floors is completed


Architect


S.E. (S.R.A.)




Executive Engineer


Dy. Ch. Engineer
Slum Rehabilitation Authority

			Amended on 20/04/2016 up to 19 th floor		RCC work from 17 th to 19 th floors on 12/09/2016	
3	Layout	SRA/ENG/543/ MW/ML/LAY	11/10/2011 for 2 nos. Bldg.			

Now Architect Shri. Mukesh Bahadur of M/s Consultant Combined has submitted his application dated 19/01/2017 vide at page C/1 has requested to release spill over TDR as per Revised LOI dated 12/04/2016.

As per revised LOI the sanctioned for FSI of 3.395 for total permissible BUA admeasuring 6965.79 sq.mt. out of which 5637.87 sq.mt. BUA is proposed to be consumed in-situ (i.e. 3.00 FSI permissible for scheme), & therefore generating total spill over TDR admeasuring 1327.92 sq.mt. in the scheme. Architect has requested to release spill over TDR admeasuring 995.00 sq. mt.

The details of the Slum Rehabilitation Scheme as per revised LOI are as follows:

Sr. No.	Particulars	Details
1	Location and details of the land under Slum Rehabilitation Scheme.	CTS No. 23(pt), 24(pt), 25. 26(pt), 27(pt), 97(pt), 98, 99, 100(pt), 101(pt), 102(pt) & 112(pt) of village Borla, at Khardev Nagar, N.G. Acharya Marg, Chembur (East), Mumbai. for : "Sant Gadge Maharaj CHS Ltd."
2	Ownership of Land	Municipal Land & partly Private land
3	Name of the Developer / owners to whom DRC is recommended.	M/s. Balan & Chheda Developers Pvt. Ltd.
4	Area of the Plot	3356.40 Sq. mt.
5	Proposal approved under	33(10)
6	Rehab, built up area for computation of FSI proposed to be consumed on site.	4431.33 sq.mt.
7	Rehab component as per DCR 33(10)	6965.79 sq.mt.
8	Sale component as per DCR 33(10)	6965.79 sq.mt.
9	Sale built up area proposed to be consumed on site	5637.87 sq.mt.
10	Total permissible built up area for the scheme	11397.12 sq.mt.

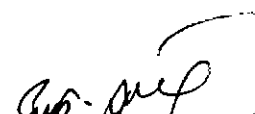
11	Rehab component to be proposed in rehab building	6965.79 sq.mt.
12	FSI sanctioned for scheme	3.395
13	FSI to be consumed on the plot under reference.	3.00
14	No. of Tenements to be Rehabilitated	Residential - 156 Commercials - 12 R/C - 02 Balwadi - 02 Society office - 02 Welfare center - 02
15	No. of PAP Tenements	Nil
16	Stage at which D.P. reservation such as D.P. Road etc. will be handed over to M.C.G.M.	Road setback adm. 454.26 sq.mt. cleared on site and it will be handed over and transferred in the name of MCGM before OC of Sale bldg. in the scheme u/ref.
17	Phase of TDR in the scheme	Phase I
18	Area of TDR released earlier	Nil
19	TDR generated in the scheme (6965.79 - 5637.87)	1327.92 sq.mt
20	Area of TDR to be released	995.00 sq.mt.
21	Compliance of important conditions viz a) Payment to SRA	Paid as per policy of SRA.
	b) Separate P.R. Card	Not applicable at this stage.
22	In case of scheme on Municipal Lands. a. Stage of handing over of PAP tenements to MCGM.	N.A.
	b. Completion of lease formalities	Not Complied, shall be complied with before full OC of Sale bldg. in the scheme u/ref.
23	The area where D.R.C. can be utilized.	DRC will be allowed to be used as provided under regulation Nos. 8 to 13 of the Appendix - VII- B of amended DCR 33 (10) for Greater Mumbai 1991, and amended on 15.10.97.


Architect


S.E. (S.R.A.)


A.E. (S.R.A.)


Executive Engineer


Dy. Ch. Engineer

Slum Rehabilitation Authority Slum Rehabilitation Authority

Architect request/Hardship :

'A'

Architect has submitted representation at pg. 41, has stated that RCC, brick work & internal plaster of rehab bldg. is 100% (i.e. upto 14th (pt) upper floors) completed on site for eligible 156 Rehab Resi. + 12 Comm. + 2 R/C tenements i.e. total 170 tenements having carpet area of 25.00 sq. mt. for rehab Resi. & R/C and Architect's completion certificate to that effect is enclosed as at page C/3, However OCC for rehab building is not yet applied, and to complete the balance work of rehab bldg. in all respects, Architect has requested to release spill over TDR admeasuring to 995.00 sq. mt., (i.e.75%), so that the regular occupation can be given to rehab tenements of rehab Bldg.

Further he has requested to allow 75% spill over TDR, so Developer can carry out further remaining work and apply for early OC to Rehab building.

CALCULATIONS FOR TDR :

TDR is calculated as per Clause no. 3.8 and 3.9 of regulation 33(10) of DCR 1991. The provision given in Clause no 3.9 states that, "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% of the construction of the 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."

Rehab building	Total tenements	Component of rehab building	Sale B.U.A. in situ	F.S.I.		TDR Generated (sq.mt.)
				Granted	Proposed to be Consumed in situ	
As per LOI dated 12.04.2016	Resi.- 156 Com.- 12 R/C- 02 i.e. 170 T/s	6965.79	5637.87	3.395	3.00	1327.92

Architect has requested to allow 75% of spill over TDR (i.e. 1327.92 X 75% = 995.00 sq.mt.) as against 50%.

Further Architect has stated that 25% of spill over TDR admeasuring 332.92 sq.mt. can be released after obtaining OC to Rehab bldg.

'B'

In view of the above, Hon'ble CEO (SRA)'s orders are requested to accede to the request/hardship of Architect stated in portion sidelined 'A' above and to release 995.00 sq. mtrs. (i.e. 75%) of spill over TDR as per Revised LOI dated 12/04/2016.

Authority letter :

The Architect has submitted Authority letter from Developer M/s. Balan & Chheda Developers Pvt. Ltd. wherein they have given Authority letter to Mr. Satish Balan to obtain and accept the DRC from MCGM. (copy at pg. C/37).

In view of above, Hon'ble CEO (SRA)'s:

'X'

- i. Order are requested to para sidelined and marked as 'B' of above report.
- ii. Approval is requested to issue Recommendation letter addressed to Hon'ble M.C. vide at pg. C/47 to C/49.

Submitted for approval please.

[Signature]
 S. E. (SRA)-M/W
 27/02/2017

[Signature]
 A. E. (SRA)- M/W
 1.3.2017

[Signature]
 Ex. Eng. (SRA)- (E.S.)
 03.03.17.

Received on. 276
 0310312017

Architect
[Signature]
 Dy. Ch. Eng. (SRA)

"X" is approved as proposed

[Signature]

Hon'ble C.E.O (SRA)

Sir

मु. अ. यांचे कार्यालय
 डॉ. पुनर्वसन प्राधिकरण
 अनु. सं. - 1851
 दिनांक 03/03/2017

9/3/2017
CEO / SRA

S.E (SRA) M/W