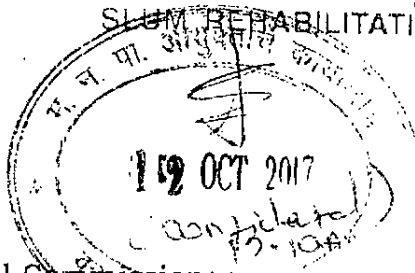


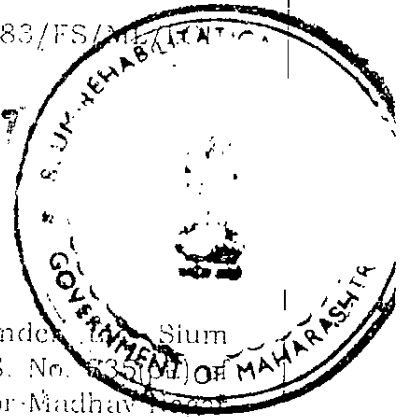


SLUM REHABILITATION AUTHORITY



No. SRA/ENG/183/FS/ME/17  
Date:-

19 OCT 2017



To,  
The Municipal Commissioner,  
Municipal Corporation of Greater Mumbai,  
Head office Building, Mahapalika Marg,  
Mumbai - 400001.

Sub: Request to release full and final TDR under Slum Rehabilitation Scheme on the plot bearing C.S. No. 335 (pt.) Dadar Naigaon Division at R.K. Kidwai Marg for Madhav C.H.S. Ltd., at F/S Ward, Wadala for Madhav Nagar C.H.S. Ltd.

Sir,

The proposal of Slum rehabilitation Scheme as per submitted by Architect Shri. Arun Kumar Dube on behalf of the developer M/s. Sushanku Builders Ltd., on the slum plot under reference is approved and LOI has been sanctioned by this office as per amended DCR 33 (10) and Appendix-IV. The copy of revised LOI dated 04/09/2012 is attached for your ready reference.

The details of the Slum rehabilitation Scheme are as follows:

1.	Location and details of the land under Slum rehabilitation Scheme	335(pt.)
2.	Ownership of land	Municipal
3.	Name of the Developer:	M/s. Sushanku Builders Ltd.,
4.	Area of the Plot	2253.04 sq.mtrs.
5.	Area of plot arrived for computation of FSI	2253.04 sq.mtrs.
6.	Proposal approved under.	DCR 33(10)
7.	Rehab Component as per D.C.R. 33(10)	4228.26
8.	Sale Component as per D.C.R. 33(10)	3171.20
9.	Rehab Built- up area for computation of FSI	3686.31 sq.mts.
10.	Sale Component as per D.C.R. 33(10)	3171.20 sq.mtrs.
11.	Total built up area admissible for the scheme.	6857.51 sq.mts.
12.	FSI sanctioned for scheme.	3.043
13.	FSI to be consumed on the plot under reference.	2.50
14.	Built up area permitted the plot	5632.60 sq.mtrs.
15.	TDR proposed in the Scheme	1224.90 sq.mtrs.
16.	No. of slum dwellers to be re-accommodation	168 Nos.
17.	No. of PAP tenements.	NIL
18.	Area of unbuildable reservation	NIL
19.	Any Reservation to be surrender free of cost	NIL
20.	Phase of TDR	Phase of TDR

115 4122  
Chief Executive Officer,  
Slum Rehabilitation Authority

21.	a) Total TDR to be recommended. b) TDR recommended earlier. c) TDR recommended at present. d) TDR balance to be recommended.	1224.90 sq.mts. 900.00 sq.mts. 324.90 sq.mts. NIL
22.	Details of any discrepancy / change in plot area ownership etc.	Not applicable.
23.	Details of D.P. reservations	NIL
24.	Compliance of important conditions viz. a) Payments of S.R.A.	Paid as per policy of SRA.
25.	Incase of scheme on Municipal / MHADA/Govt.lands a) Completion of lease formalities.	Not applicable.
26.	The area where DRC can be utilized.	DRC will be allowed to be used as provided under regulation No. 8 to 13 of the Appendix VIIB of amended DCR 33(10)

Note: The parameters of the scheme and details of TDR are as per last LOI approved on 04/09/2012.

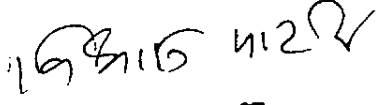
I therefore, request you to issue DRC for TDR admeasuring **324.90 sq.mtrs. (Three Hundred Twenty Four point Ninety Sq.mts. only)** in the name of **M/s. Sushanku Builders Ltd.**, which is total TDR that may be sanctioned in the scheme.

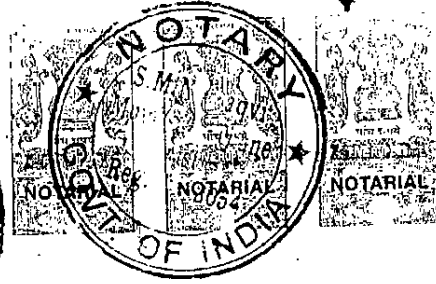
The said TDR is sanctioned by the undersigned vide Clause 3.8 and 3.9 of Appendix- IV of Reg. 33 (10) of DCR -1991 dated 15/10/1997.

I am recommending this TDR as per Clause No.2, appendix- VII-B of amended DCR 33(10) dtd. 15-10-1997.

Copy of the DRC may be forwarded to this office for record.

Yours faithfully,

  
**Chief Executive Officer,  
Slum Rehabilitation Authority**  
**Chief Executive Officer,  
Slum Rehabilitation Authority**



Handwritten initials or marks in the top right corner.

**CERTIFICATE**

This is to certify that PHOTO appearing and signature as signed herein below is that of Ashok Gupta Director of M/s Shushanku Builders Ltd., C.A. to Madhavnagar Co-op Hsg. Society.

**Office Address:-** 49A, Dr. Anni Besant Road, Shiv Smriti Chambers, Worli, Mumbai - 400 018.

**Resi. Address:-** 06, Gurukrupa, Dixit Road, Vile Parle (E), Mumbai - 57.

**Business:-** Builders & Developers

**Date of Birth:-** 26.01.1959

**Mobile:-** 09867316458

*S.M.N. Naqvi*  
Chief Executive Officer,  
Slum Rehabilitation Authority.

Shri Ashok Gupta has signed this certificate in my presence

*Ashok Gupta*  
**(Shri Ashok Gupta)**

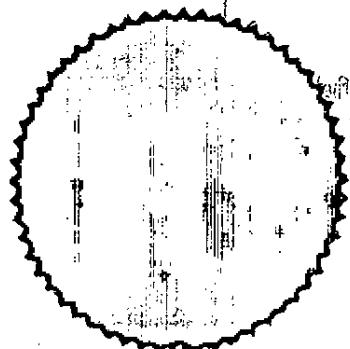
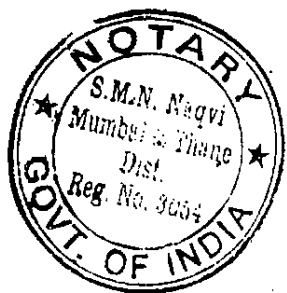
Director of M/s Shushanku Builders Ltd.,  
C.A. to Madhavnagar Co-op Hsg. Society.

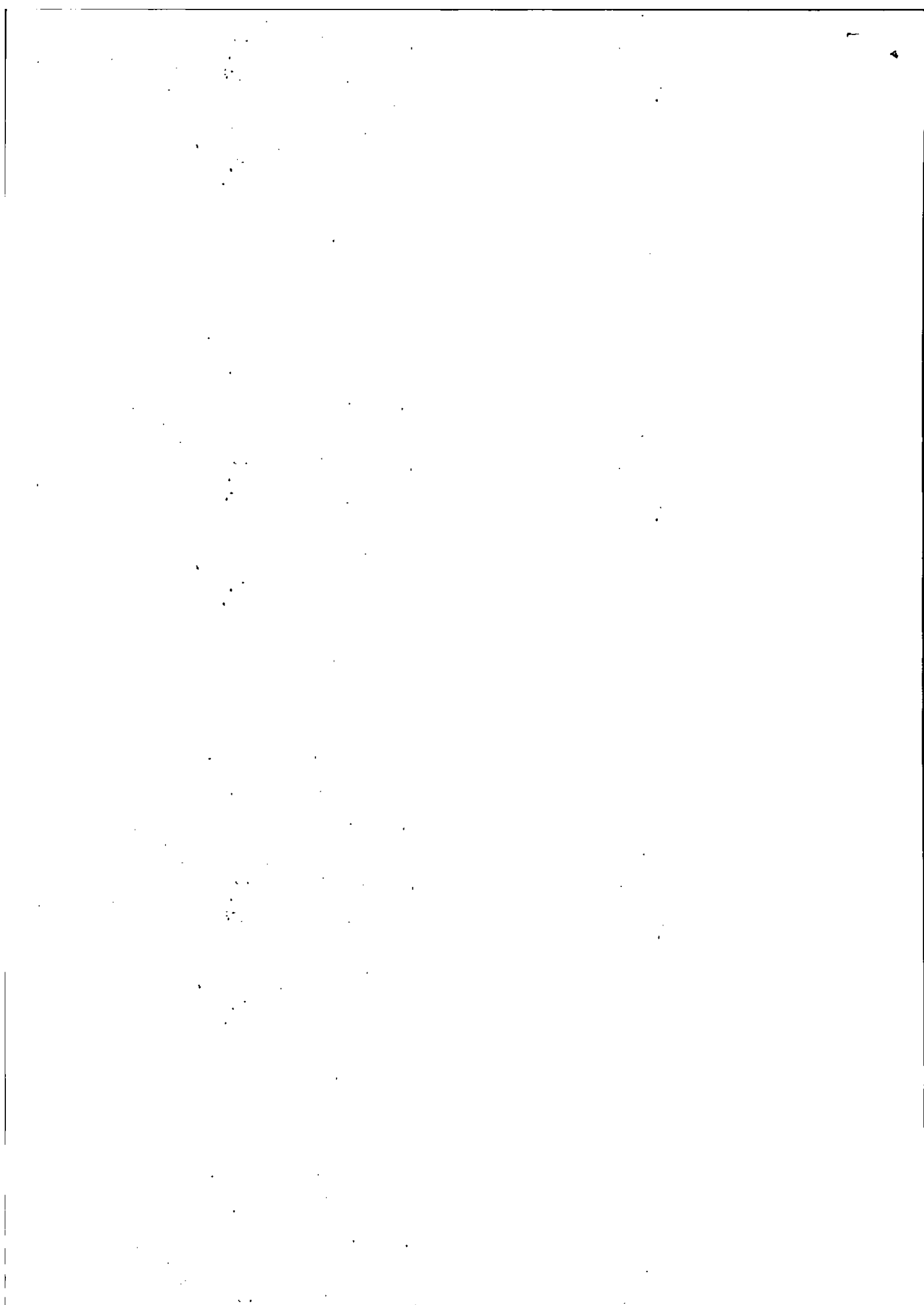
**BEFORE ME**  
*S.M.N. Naqvi*  
**S. M. N Naqvi**  
NOTARY  
Government of India,  
Mumbai & Thane Dist.



Shri Ashok Gupta Director of M/s Shushanku Builders Ltd. C.A. to Madhavnagar Co-op Hsg. Society., authorized to take DRC for TDR recommended by this office vide letter under No. SRA/ENG/183/FS/ML/LOI Dt. 04.09.2012 under the Slum Rehabilitation Authority Scheme on plot bearing C.S. No. 335 (Pt) of Dadar Naigaon Division, at R. A. Kidwai Marg, Wadala (W), Mumbai.

दिनांक 23 जून 2012







SLUM REHABILITATION AUTHORITY

No.SRA/ENG/183/FS/ML/LOI

Date:- 10 OCT 2017

To,  
The Chief Engineer,  
Development Plan,  
Municipal Head office,  
Annex Bldg, MCGM,  
Fort, Mumbai.

Sub: D.R.C. for final phase TDR for S.R. Scheme under clause 33 (10) of DCR 1991 on plot bearing C.S. No. 335(pt.) of Dadar Naigaon Division at R.K. Kidwai Marg, Wadala (W), Mumbai for Madhav Nagar SRA CHSL.

Ref: Recommendation letter issued by this office u/no.SRA/ENG/183/FS/ML/LOI dated 29.06.2017

Respected Sir,

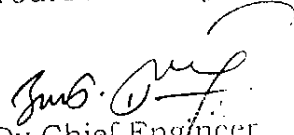
As per the procedure decided to grant of D.R.C. for final phase of TDR under the S.R.Scheme and conveyed by this office vide letter under reference referred above the application in the prescribed format submitted by M/s. Sushan Builders Ltd., on the subject matter i.e. for grant of DRC for final TDR admeasuring 324.90 sq.mt. is verified and forwarded herewith.

The applicable documents including as printed with the format forwarded vide above letter under reference are enclosed by the applicant.

The permanent file no. of Slum Rehabilitation Authority for the scheme under reference is SRA/ENG/183/FS/ML/LOI.

Submitted for information please.

Yours faithfully,


  
Dy. Chief Engineer  
Slum Rehabilitation Authority



**PART A**

Sr.No.	Description	
1.	Full Name and Address of Applicant	M/s. Sushanku Developers having office at 702, Concord CHS, NS Road No. 10, JVPD Scheme, Mumbai - 400049.
2.	Full Name and Address of CHS of hutment	Madhav Nagar SRA C.H.S. Ltd C.S. No. 335(pt.) of Dadar Naigaon Division at R.K. Kidwai Marg, Wadala (W), Mumbai.
3.	Name and Address of CHS of Society of purchasers in free sale component	NA.
4.	Name and Address of owner of land	MCGM
5.	Name and Address of Licensed Surveyor / Architect	Shri Arun Kumar Dube, Plot No. 3, 1 <sup>st</sup> Floor, Venkatesh Niwas, Happy Home Society, Nehru Road, Vile Parle (E), Mumbai - 400 057.
6.	Details of land under SR Scheme viz CTS.No Division/ Village etc	C.S. No. 335(pt.) of Dadar Naigaon Division at R.K. Kidwai Marg, Wadala (W), Mumbai.
7.	Details of S.R.Scheme approval by SRA	Slum
a	Number and date of approval sanctioned by SRA	1. SRA/ENG/1376/FS/ML/LOI Dtd:- 07.04.1994. 2. SRA/ENG/183/FS/ML/LOI Dtd:-04.09.2017
b	Area of land under SRA	2253.04 sq.mtrs.
c	Rehab Component	4228.26sq. mtrs.
d	BUA for Sale proposed in situ	3171.20 sq. mtrs.
e	BUA for TDR	1224.90
f	Total FSI sanctioned in the Scheme	3.043
g	Total spill over TDR generated.	324.90 sq. mtrs.
h	TDR already availed	900.00 sq.mtrs.
i	Balance TDR recommended by CEO (SRA)	324.90 sq. mtrs.
j	Number and date of orders issued by CEO (SRA) for SR Scheme under reference.	SRA/ENG/183/FS/ML/LOI dtd:- 29/06/2017

8.	Details of DP reservation if any affected by the land for which SRP is sanctioned	
	a. Reservation and land (with DP remark)	Yes
9.	TDR admissible for grant of area of built up reservation handed over to MCGM.	No.
10.	In case Govt. / MCGM/ MHADA/ Public Authority land whether lease document for leasing the plot to society/ association has been executed	No
11.	Whether correct new CS extract/ fresh PRC have been issued to the plot where SRP is sanctioned.	No
12.	Whether entry has been made in PRC regarding grant of SRP on plot and TDR generated due to SRP on plot.	No
13.	Whether rehabilitation project of slum located on land belonging to public authority is taken on unencumbered plot	MCGM
	a. If yes state the location area and detail of the land belonging to public authority which has got cleared of due to SRP project.	NA.
	b. Name of the public authority to which the land belong	NA.
	c. Details of vital public purpose	NA.
	d. Certificate of satisfactory clearance of encumbrance	NA.
	e. Possession receipt no and date	NA.
	f. TDR permissible for above as per ordered CEO(SRA) is sq.mtrs.	324.90 sq. mtrs.

  
 Executive Engineer  
 Slum Rehabilitation Authority