



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/673/MW/ML/LOI/TDR

Date:

F5 OCT 2017

To,
The Municipal Commissioner
Municipal Corporation of Greater Mumbai,
Head Office Building,
Mahapalika Marg,
Mumbai- 400 001.

Sub: Release of Spillover TDR in S.R. Scheme on plot bearing Crown 118(pt),119(pt),120,121 to 125,126(pt),129(pt) & 155 of village borla Near Govandi bridge, Anand Nagar-I, chembur, Mumbai 400088. for "Sanjivani CHS Ltd."

Ref: Release of TDR in the sanctioned S.R. Scheme.

Sir,

The proposal of Slum Rehabilitation Scheme under DCR 33(10) on plot bearing C.T.S. No. 118(pt),119(pt),120,121 to 125,126(pt),129(pt) & 155 of village borla Near Govandi bride, Anand Nagar-I, chembur, Mumbai 400088. for "Sanjivani CHS Ltd." has been submitted by Architect, Shri. Sadashiv Nargundkar and Associates the same has been sanctioned by this office as per D.C. Regulation No. 33(10) and Appendix – IV of amended D. C. Regulations for a total F. S. I. of 2.602, out of which maximum FSI of 2.50 has being allowed to be consumed on the plot.

The details of the Slum Rehabilitation Scheme are as follows:

| 1. | Location and details of the land under | C.T.S. No. 118(pt), 119(pt), |
|----|---|------------------------------|
| i | Slum Rehabilitation Scheme. | 120,121 to 125, 126(pt), |
| | | 129(pt) & 155 of village |
| | | Borla. |
| 2. | Ownership of land | Municipal Corporation of |
| | | Greater Mumbai. |
| 3. | Name of the Developers / Owners to | Mr.Abhishek M. Garodia of |
| | whom DRC is recommended. | Shri. Sati Builders and |
| | | Developers Pvt. Ltd. |
| 4. | Area of the Plot. | 2208.90sq. mt. |
| 5. | Area of plot arrived for computation of FSI | 2208.90 sq.mt. |

Chief Executive Officer,
Slum Rehabilitation Authority

| 6. Rehabilitation Component as per Reg. 33 (10) of Amended DCR 1991. 7. Sale Component as per Reg. 33 (10) of Amended DCR 1991. 8. Rehabilitation BUA as per Reg. 33 (10) of Amended DCR 1991. 9. Sale Built-up area proposed to be Construction on site 10. Total built up area permissible for the scheme (7+8) 11. FSL sanctioned for S.R. Scheme 2.602 12. BUA permitted on the plot (Rehab + sale) (8+9) 13. FSI to be consumed on the plot under reference 14. No. of slum dwellers to be accommodated back area to be surrendered (Unbuiladable Reservation) adm. 269.90 sof to the back area to be surrendered (Unbuiladable Reservation) adm. 269.90 sof to the surrendered (Unbuiladable Reservation) adm. 269.90 sof to the plot under procedure stipulated is followed or otherwise Copy of application from the developer in prescribed format and duly filled in is attached. 19. Compliance of Important conditions viz. a. Payment of dues to SRA. 19. Compliance of Important conditions viz. a. Payment of dues to SRA. 20. The area where D.R.C. can be utilized D.R.C. will be allowed to be used as provided under Reg. 8 to 13 of the Appendix VII- B of reg. 33(10) Amended D.C.R1991. | | | •• |
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| 7. Sale Component as per Reg. 33 (10) of Amended DCR 1991. 8. Rehabilitation BUA as per Reg. 33 (10) of Amended DCR 1991. 9. Sale Built-up area proposed to be Construction on site 10. Total built up area permissible for the scheme (7 + 8) 11. FSI sanctioned for S.R. Scheme 12. BUA permitted on the plot (Rehab + sale) (8 + 9) 13. FSI to be consumed on the plot under reference 14. No. of slum dwellers to be accommodated back area to be surrendered 15. Area of unbuildable reservation/road set back area to be surrendered 16. Total TDR admissible 17. TDR to be recommended 18. For TDR of First or Final phase whether procedure stipulated is followed or otherwise Copy of application from the developer in prescribed format and duly filled in is attached. 19. Compliance of Important conditions viz. a. Payment of dues to SRA. Before issue of Recommendation Letter of Hon'ble M.C. of MCGM. Already handover to MCGM. Already handover to be used as provided under Reg. 8 to 13 of the Appendix VII- B of reg. 33(10) Amended | 6. | Rehabilitation Component as per Reg. 33 | 3 3142.71sq. mt |
| Amended DCR 1991. 8. Rehabilitation BUA as per Reg. 33 (10) of Amended DCR 1991. 9. Sale Built-up area proposed to be Construction on site 10. Total built up area permissible for the scheme (7 + 8) 11. FSL sanctioned for S.R. Scheme 12. BUA permitted on the plot (Rehab + sale) (8 + 9) 13. FSI to be consumed on the plot under reference 14. No. of slum dwellers to be accommodated back area to be surrendered (Unbuiladable Reservation) adm. 269 90 say 16. Total TDR admissible (Unbuiladable Reservation) adm. 269 90 say 17. TDR to be recommended 225.94 sq. mtg. 18. For TDR of First or Final phase whether procedure stipulated is followed or otherwise Copy of application from the developer in prescribed format and duly filled in is attached. 19. Compliance of Important conditions viz. a. Payment of dues to SRA. 19. Recommendation Letter of Hon'ble M.C. of MCGM. Already handover to MCGM. Already handover to be used as provided under Reg. 8 to 13 of the Appendix VII- B of reg. 33(10) Amended | | (10) of Amended DCR 1991. | 1 |
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| D.C.R1991. | j | | • • |
| | | | D.C.R1991. |

I, therefore, request you to issue D.R.C. for T.D.R., admeasuring - 225.94sq. mt. (Two hundred twenty five point ninety four only) in the name of M/s. Mr. Abhishek M. Garodia. Who is Developer of the scheme.

The said TDR is sanctioned by the undersigned vide clause 3.10 read with 3.5 and 3.9 of Appendix – IV of Reg. 33(10) of modified DCR 1991.

I am recommending this TDR as per Clause no. 2 of Appendix - VII - B of Reg. 33(10) of DCR 1991 as amended up to date.

Yours faithfully,

10/2/15 4123

Chief Executive Officer Slum Rehabilitation Authority

Chief Executive Officer, Slum Rehabilitation Authority

A.E

A.E. (SRA)-M/W

27.06.17 E.E. (SRA) -III

Dy. Ch. Eng. (SRA)

27/06