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Issued
SRA/ENG/673/MW/ML/LOI/TDR



SLUM REHABILITATION AUTHORITY

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

Date:
5 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 C.T.S. No. 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 Slum Rehabilitation Scheme.	C.T.S. No. 118(pt), 119(pt), 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 whom DRC is recommended.	Mr.Abhishek M. Garodia of 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.

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Slum Rehabilitation Authority

6.	Rehabilitation Component as per Reg. 33 (10) of Amended DCR 1991.	3142.71sq. mt.
7.	Sale Component as per Reg. 33 (10) of Amended DCR 1991.	3142.71sq. mt.
8.	Rehabilitation BUA as per Reg. 33 (10) of Amended DCR 1991.	2605.48 sq. mt.
9.	Sale Built-up area proposed to be Construction on site	2916.77 sq. mt.
10.	Total built up area permissible for the scheme (7 + 8)	5748.19sq.mtr.
11.	FSI sanctioned for S.R. Scheme	2.602
12.	BUA permitted on the plot (Rehab + sale) (8 +9)	5522.25 sq.mtr.
13.	FSI to be consumed on the plot under reference	2.50
14.	No. of slum dwellers to be accommodated	00 Nos.
15.	Area of unbuildable reservation/road set back area to be surrendered	Area under Road setback (Unbuildable Reservation) adm. 269.90 sq. mt.
16.	Total TDR admissible	225.94 sq. mt.
17.	TDR to be recommended	225.94 sq. mt.
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.	Not applicable
19.	Compliance of Important conditions viz. a. Payment of dues to SRA. b) Road set back	Before issue of Recommendation Letter of Hon'ble M.C. of MCGM. Already handover to MCGM.
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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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.

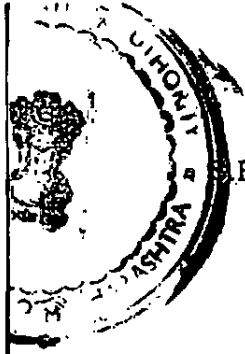
The said TDR is sanctioned by the undersigned vide clause 3.10 read with 3.5 and 3.9 of Appendix - IV of Reg. 33(10) of modified DCR 1991.

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,

10/06/17 4123

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



[Signature]
A.E. (SRA)

[Signature]
27.6.2017
A.E. (SRA)-M/W

[Signature]
27.06.17
E.E. (SRA) -III

[Signature]
Dy. Ch. Eng. (SRA)
27/06