

SLUM REHABILITATION AUTHORITY

No. SRA DDTP 0043 HW PL LOI

Subject : Approval for regularization of Composite Bldg. & Sale bldg. of Proposed conversion of part of S. R. Scheme approved in reg. 33014D to a reg. 33014D & 33010 on plot bearing C.T.S. No 1245 to 1248 of village Bandra, Jan Mari Mandir Marg, Bandra (West), Mumbai - 400050. In "Jan Mari SRA CHS Ltd."

Architect : Shri. Jaysing Shinde

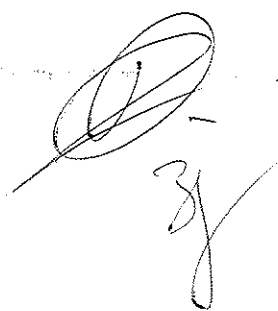
Developer : M/s. Suchit Developers.

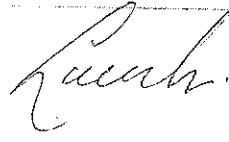
Draft Plans : At pg. C-3 to C-13 and C-123 to C-129.

Reference is requested to revised LOI report vide pg. C-65 to C-90 for the above mentioned S.R. Scheme and CEO (SRA)'s approvals / orders thereon at pg. C-90 may please be seen. Now Architect Shri. Jaysing Shinde has submitted his representation for approval of amended plans cum C.C. re-endorsement by regularization of Composite building.

The present status of the Composite bldg. is as under:

Bldg. No./ File No.	IOA/ amendments	Further C.C.	Work done on site	Remarks
Composite Bldg No.1 SRA ENG 57, HW PL AT	IOA issued for Gr+Pn + Silt+Pt + 7 th upper floor on 15/01/2003 at page no. 179 to 193 of original file & Amended plans approved on 25/08/04 for Gr+ 1 st to 6 th upper floor at page no. C-101 to C-107	Plinth granted 12/02/2003 & further C.C. upto 6 th floor had been granted on 25/08/2004 at page no C-109	C.C. Constructed upto 7 th floor & occupied unauthorizedly. The carpet area of tenements is more than 250 sq ft	Show cause Notice had been issued on 6/05/2006 at page no 419 of original file & MRTP order section 53(1) had been issued on 14/06/2007 at pg.421 of original file for carrying out 7 th floor without obtaining approval of C.C. & not carrying out work of Gr+ to upper floors as per approved plan





	IOA issued for Plinth	C.C. Constructed upto 9 th	Stop work notice
	Gr. + 1 st to 6 th granted on floor beyond approval &		issued
	upper floor on 12/02/2003 & C.C.		16/05/2006
	12/02/2003 at further C.C.		page no. 361
	page 205 to 219 granted upto 5 th		original file
	of original file & floor had been		MRTD under
	Amended plans granted on		Section 53(1) has
	approved on 25/02/2003 at		already been
	8/12/2004 for page no. 224		issued
	Gr. + 1 st		12/06/2007
	podium + 2 nd to		page no. 307
	7 th upper floor		original file for
	at page no. 247		carrying the work
	on 25/3/05 of		as per approved
	original file.		plans & beyond
			approval i.e. 8 th
			9 th upper floor
			work carried on
			beyond C.C. i.e. 7 th
			& 7 th floors.

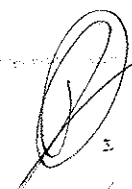
Architect has submitted Amended plans of Composite building consisting of Gr. + 1st to 7th upper floors & Sale building consisting Gr.(Pt) + Stilt(Pt) - 1st floor podium + 2nd to 12th upper floor for approval at page no. C-3 to C-13 and C-123 to C-129 respectively

All the aspects such as Access, D.P. remark, Survey remark & Ownership etc are elaborated in detail in the LOI report as at pg. C 65 to C-89. Hence the same are not mentioned here to avoid repetition.

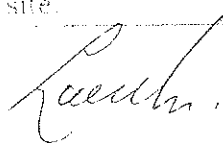
Following approvals for the composite bldg. & Sale bldg. u/ref. have already been granted by CEO (SRA) vide revised LOI Report dated 05.10.2011:

Sr. Side- Orders/ Approvals
No. lined
para

X To allow the conversion of part of S.R. Scheme from reg. 33(14) (D) to 33(10) i.e for plot area adm. 2373.80 Sq.mt. as per slum declaration dt. 24/06/2004 & certified Annexure-II issued U/no. Unit-2-DIV 5/33(10) dt. 05/07/2005 as allowed by U.D. Dept. u/no. TPB-4309/278/CN.102/2009 UD-11 dt. 22/07/2009 with the marginal open spaces as available on site.







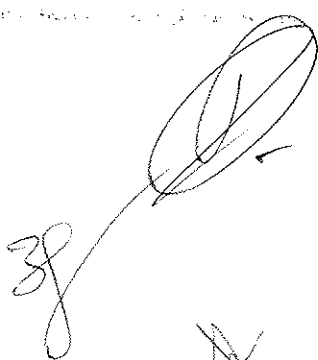
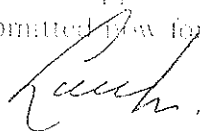
2. Y To allow the rehab tenements under reg. 33(10) with carpet area more than 25.00 Sq.mt & to allow carpet area of rehab tenements over & above 25 sq.mt from Sale Component.
3. A To consider the land adm 1597.50 sq.mt as a slum area & vacant land adm. 776.30 sq.mt as a non-slum area as per declaration dt 17/06/2004 & as certified by component Authority U.no. UNIT-2/KAKSH-5/33(10) dt 05-07-2005.
4. B To adopt 62 nos. of eligible slum dwellers for the scheme under Reg 33(10) as per certified Ann-II U.no. UNIT-2/KAKSH-5/33(10) dt 05/07/2005. & supplementary Ann-II issued by Secretary (SRA) dt 20/02/2006 as per reverted Annexure-II received U.no. dt 05/09/2008.
5. C To adopt 1597.50sq.mt Slum plot area & 776.30 sq.mt non-slum plot area aggregating to 2373.80sq.mt. for the present revision of L.O. & joint development of S.R. scheme under Reg. 33(14)(D) & 33(19) of DCR 1991.
6. D To grant 3.00 FSI under regulation 33(10) to the slum plot admeasuring 1597.50 sq.mt. & 2.5 FSI non slum plot admeasuring 776.30sq.mt. under regulation 33(14) (D) & allow joint development of S.R. scheme under regulation 33(10) & 33(14) (D) as per the Clause 7.7 of appendix IV modified Reg. 33(10) of DCR 1991.
7. E To allow the physical R.G. touching to building with inadequate size & odd shape as proposed by Architect adm. 140.00sq.mt. (8%) as per provision of Clause 6.20 of Appendix-IV of reg.33(10) for scheme U/reg. 33(10) & 33(14)(D) of DCR 1991.
8. F To not to deduct 15% R.G. for FSI purpose as per Clause 3.13 of Appendix- IV of 33(10) of DCR 1991.



- 9 H To allow tenements with kitchen having 5.5 sq.mt. carpet area with odd sizes of room i.e. 46 nos. of tenements with carpet area 31.35 sq.mt. . 08 nos. of tenements with carpet area of 5.100sq.mt. & one tenement with area 41.80 sq.mt. & sale tenement as per the Clause 6.2 & 6.24 of Appendix-IV of 33(10) of DCR-1991, read with notification u/no. TPB 4308/1270/C.No. 175/2008/UD-11 dt 11/06/2008 by counting excess BUA from Sale BUA
- 10 I To condone the deficiency in open spaces for proposed sale bldg. as Fate- Accompli by charging premium at 10% of normal premium as per clause 6.23 read with clause 6.24 of Reg. 33(10) of DCR 1991.
- 11 J To allow the deficiency in the open space by charging premium at 10% of normal premium as per clause 6.24 read with Cl. 6.23 of App-IV of reg. 33(10) of DCR-1991.
- 12 K To allow the 1st floor of the Sale bldg. & podium between Composite & Sale bldg. for parking purposed with provision of two car lifts by allowing its area free of FSI as per clause 35(2) of DCR 1991 read with Reg. 36(5)
- 13 L To allow the said pocket terraces, by allowing their area free of FSI due to planning constraints.
- 14 M To allow the elevation Ornamental projection 1.20 mt. from building face & 0.75 mt. from balcony face, by allowing their area free of FSI as per D.C. Reg. 35(2)(c) read with Reg. 30(e) & of DCR 1991
- 15 N
- i To allow the staircase, Lift, Lift Lobby areas on all habitable floors free of FSI without charging premium for rehab composite building & by charging premium at 10% of normal premium for proposed sale bldg.
 - ii To allow the staircase, Lift, Lift Lobby areas on parking floors i.e. at 1st floor of sale bldg. area of O.H.W.T. & non-habitable area under the water tank, staircase from top most floor to terrace & lift machine rooms above terrace floor free of FSI without charging premium for Rehab Composite building as well as Sale building.
- 16 O The Sr. no. (i) & (ii) above without charging premium for Rehab Composite building & by charging premium at 10% of normal premium for the proposed sale bldg. as per Cl. 35 (2) (c) read with 6.21 & 6.23 of Appendix-IV of reg. 33(10) of DCR 1991.

The plans submitted by Architect while approval of Revised Letter of intent dated 05/01/2012 and plans submitted now for approval of amended

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QA) are almost same with minor changes & all the concessions required for approval of the said amended plans are approved by CEO (SRA) vide the copy of reports at pg. no. C-65 to C-69.

1. Conversion of S.R.Scheme partly from 33(14) D to 33(10) :-

Reference is requested to the earlier report for revised LOI at page C-65 to C-69 and specifically to the para of conversion of scheme partly from 33(14)D to 33(10) Scheme at page C-67 to C-72.

As seen from the report, the request of the developers for conversion of S.R.Scheme from 33(14)D to 33(10) and to allow to convert rehab tenements area from 220 sq.ft. to 269 sq.ft. was approved by the U.D. dept. However, developer's request to allow rehab tenements with carpet area more than 25 sq.mt by counting excess area from its sale component was rejected by the U.D. dept. of Govt. of Maharashtra. Former C.C. was already issued on 15/08/2004 for Composite Bldg. and already constructed & occupied.

However, as per the clarification from the Housing dept. vide their remarks dated 20/04/2010, Praken. No. Zopasg - 1 dt. 14/03/2011 in one of the S.R.Scheme of prabhadevi SRA CHS Ltd. at F.P. No. 1087 and 1083 of TIS IV mahim division, proposal in this S.R. Scheme for granting carpet area of more than 269 sq.ft. to rehab tenement in form of excess 10% balcony area and counting excess area in sale component was considered. On this basis the then CEO(SRA) has granted approval to Composite Bldg. under reference vide para C-67 at page C-81 to C-82 may please be seen. However regularization remained to be obtained.

In view of above, Hon'ble CEO(SRA)'s orders are requested to continue the approval of the then CEO(SRA) to allow carpet area of more than 269 sq.mt. by counting the excess area in sale component. Item No. 17 at page C-81 to C-82 may please be seen.

2. Regularization of Composite building :

It may be stated that plans for the composite bldg. have been approved on Gr. + 6th floor vide no. SRA/ENG/872/HW/PL/AP dated 15/01/2003. Thereafter CC was granted on 12/02/2003 & further CC for composite bldg. up to 6th floor has been issued on 25/08/2004. On inspection of site it is observed that the work of Composite bldg. is carried out upto 7th floor unauthorizedly beyond the approval & CC, with minor internal changes on Gr. floor to 6th upper floor. The bldg. is occupied unauthorizedly except PTC tenements on first floor.

Architect has stated that the work of composite bldg. was carried out beyond the approval & CC due to pressure from eligible Slum Dwellers. As stated above developer vide his representation has requested to regularize the same by paying penalty as per SRA policy.

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Reach

✓

[Signature]
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Cognizance of the unauthorized work for regularization has already been taken in revised LOI report vide pg. C-89 to C-90. However the architect has stated that the approval for the regularization remained to be taken at that time by over sight. However, now it is put up for approval of the same.

Regularization Payment of Composite bldg.

Work is carried out beyond approval & CC for 7th floor only)

Total Regularization area of 7th floor x Land rate x 25% x 70%

= 538.85 X 1,52,300 X 25% X 70%

= 1,53,04,687.13

Rs. 1,53,05,000/-

The payment of Rs. 1,53,05,000/- will be recovered before issue of plans by regularization for composite bldg. u. ref.

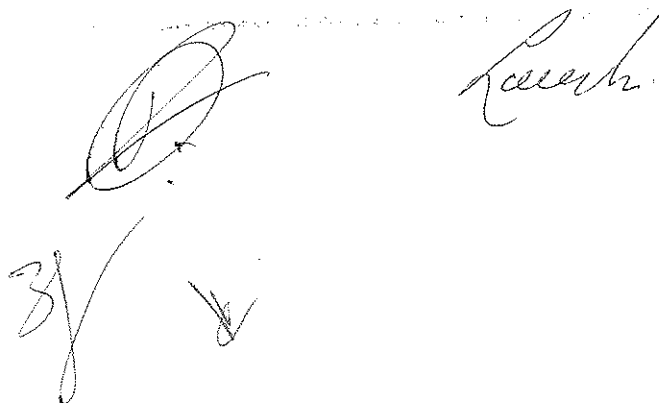
In view of above, if order of Hon'ble CEO(SRA) on para 'A' above are affirmative then approval is requested to regularize the work of Composite bldg. carried out beyond approval, C.C. by charging penalty as per SRA policy.

3. Regularization of Sale building :

It may be stated that plans for the Sale bldg. have been approved for Gr. + 1st podium + 2nd to 7th upper floor vide no. SRA/ENG/871/HW/PL/AP dated 12-12-2004. Thereafter CC was granted on 12.02.2003 & further CC for sale bldg. up to 5th floor has been issued on 25.02.2005. On inspection of site, it is observed that the work of Sale bldg. is carried out without approval of 8th & 9th floor & beyond the CC of 6th to 9th floor.

Architect has stated that the work of sale bldg. was required to be carried out beyond the approval & CC due to pressure from purchasers of sale flats. As stated above developer vide his representation stated that he is ready to regularize the same by paying penalty as per SRA policy.

Cognizance of the unauthorized work for regularization has already been taken in revised LOI vide pg. C-89 to C-90. However the architect has stated

The block contains three handwritten marks. On the left, there is a large, stylized signature. Below it, there are the initials '3f' and a checkmark. To the right of the large signature, there is another signature that appears to read 'Ravi'.

that the approval for the regularization remained to be taken at that time by the Government. However, now it is put up for approval of the same.

Regularization Payment of Sale bldg. :-

(Work is carried out beyond C.C. of 6th floor & 7th floor)

Total regularization area of sale bldg. x Land rate x 25% x 40%

= 423.60 X 1,62,300 X 25% X 40%

= Rs. 6875028

Say Rs. 68,75,100/-

(Work is carried out beyond approval & C.C. of 8th floor & 9th floor)

Total regularization area of sale bldg. x Land rate x 25% x 70%

= 510.55 X 1,62,300 X 25% X 70%

= Rs. 14500896.38

Say Rs. 1,45,01,000/-

The payment of Rs. Rs. 2,13,76,100/- will be recovered before issue of plans by regularization for sale bldg. u. ref.

In view of above, Hon'ble CEO(SRA)'s approval is requested to regularize the work of Sale bldg. carried out beyond approval/C.C. by charging penalty as per SRA policy.

4. CHHAJA for Sale bldg. :-

During site visit, it was observed that chhajja of sale bldg. is constructed at floor level up to 9th floor and it is not approvable as per D.C. Reg. 35(2)(xi) read with Reg. 30(c) & (d) of DCR 1991. Hence registered undertaking from the developers will be insisted before issue of plans stating that the developer will demolish the chhajja & condition to demolish the chhajja before approval of further C.C. will be incorporated in amended plan approval letter.

5. SERVICE DUCT in Sale bldg. :-

During site visit, it was observed that the width of service duct is 0.75 m and toilet size also increased by 1.30m x 3.10m and this is not as per approved plans. Hence Developer will be demolished the part of toilet to make the width of service duct 1.20m by reducing the size of toilet to 1.30m x 2.85 m and it is approvable as per D.C. Reg. 35(2)(xxiii) of DCR 1991. Hence registered undertaking from the developers will be insisted before issue of plans stating that the developer will demolish the part of toilet & condition to demolish

the part of toilet before approval of further C.C will be incorporated in amended plan approval letter.

6. SERVANT TOILET in Sale bldg. :-

During site visit, it was observed that the servant toilet is constructed at all floors and the same is not approvable as per D.C. Reg. 35(2) (xxvi) of DCR 1991. Hence registered undertaking from the developers will be insisted before issue of plans stating that the developer will demolish the servant toilet & condition to demolish the servant toilet before approval of further C.C will be incorporated in amended plan approval letter.

BUA Statement :

Details	Rehab BUA	PTC EUA	Rehab component	Sale BUA in situ	Total BUA in situ
(1)	(2)	(3)	(4)	(5)	(5) = (2)+(3) +(5)
Composite bldg. Gr. + 7 th floor (As per constructed on site)	1827.19	512.34	2350.36	1254.49	3504.02
Sale bldg. Gr. + Podium + 2 nd to 12(pt) floor				2224.19	2224.19
Total	1827.19	512.34	2350.36	3478.63	5818.21
As per approved Revised LOI dt. 05/01/2012	1762.53	535.17	2215.37	3526.84	5824.54

Thus it is seen from above table that the Rehab BUA & Rehab Component has marginally increased from the approved revised LOI parameters but the sale BUA & total built up area in situ is well within the approved LOI parameters i.e. 5824.54 sq.mt

The amended plans of Composite bldg. submitted by Architect seems to be of approvable nature as per provision of amended Appendix-IV of 33(10) of amended DCR-1991

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

- (i) Orders are requested to para sidelined & marked as 'A' of the above report
- (ii) Approval is requested to para sidelined & marked as 'B' & 'C' of the above report.

On receipt of approval from Hon'ble CEO (SRA):

1. Amended plans cum regularization of Composite bldg. comprising Gr. + 7th floor. (draft plans at pg. C-3 to C-131).
 2. Approval letter of Composite bldg. (draft at pg. C-131).
 3. Amended plans cum regularization of Sale bldg. comprising Gr. + 1st floor podium + 2nd to 12th floor. (draft plans at pg. C-123 to C-129).
 4. Approval letter of Sale bldg. (draft at pg. C-133).
 5. C.C. re-endorsement by regularization of Composite bldg. & Sale bldg. as per proposed amended plan after payment of penalty.
- Will be issued at E.E.(SRA)City's level.

Submitted for approval of 'X' & 'Y' please

S.E. (SRA)

A.E. (SRA)

E.E. (SRA) City

*E.S. City report at p. 1 to 9
may be seen
put up for sanction
side line 'X' above*

Dy. Ch. Engg. (SRA)

CEO (SRA)

Sir,

90/56/14

*approved.
regarding A & B*

submit proposal to Govt. in 10/11/14

Nishankh

Amr.

[Signature]