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SLUM REHABILITATION AUTHORITY

No.HE/MHADA/STGOVT/0002/20201110
No.HE/PVT/0128/20220323

Subject :- LOI for Amalgamation/Joint Development of Proposed S.R. Scheme under Reg.33(10) of DCPR-2034 on slum plot bearing CTS. No. 2046,2048, of Village Vileparle (E) & CTS. No. 5, of Village Bandra-I Ward and F.P. No. 138 & 139, Santacruz TPS-V, Tal.- Andheri, Mumbai **With** S.R. Scheme under Reg.33(11) of DCPR-2034 on non slum plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P.No. 137, Santacruz TPS-V, Santacruz (E), Mumbai-400055.

Architect :- Shri Suraj M. Sawant of M/s. Setsquare project Consultant

Developer :- M/s. Ambit Builders & Developers

Scheme-I Reg.33(10)

Society :- "Santacruz Mangalmurti CHS (Prop)"

Scheme-II Reg.33(11)

Society :- "Sai baba CHS Ltd."

Architect Shri. Suraj M. Sawant of M/s. Setsquare Project Consultants has submitted the application for LOI for Amalgamation/Joint Development of S.R. Scheme under Reg. 33(10) of DCPR-2034 on slum plot bearing CTS. No. 2046, 2048 of Village- Vileparle (E) & CTS.No. 5, of Village Bandra-I Ward and F.P. No. 138 & 139, Santacruz TPS-V, Tal.- Andheri, Mumbai for "Santacruz Mangalmurti CHS (Prop)" **with** S.R. Scheme under Reg.33(11) of DCPR-2034 on non slum plot bearing CTS.No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P. No. 137, Santacruz TPS-V, Santacruz (E), Mumbai as joint development of Slum & Non-Slum area and requested to grant the LOI as per the provisions of Cl. 10 of Reg.33(10) & Reg.33(11) of DCPR-2034 on behalf of Developers M/s. Ambit Builders & Developers.

1. **Brief History of The S.R. Scheme:-**

The details of approvals granted for the scheme are as tabulated below date wise;

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No.	Date	CTS No.	Area in sq.mtr.	Society Name
1	**Scheme-I** The Scheme was accepted on slum plot on 26/11/2020 under Reg.33(10)	2046,2048, of Village Vileparle (E), & CTS. No. 5, of Village Bandra-I Ward , and F.P. No. 138 & 139 , Santacruz TPS-V, Tal.- Andheri, Mumbai.	1760.03	Santacruz Mangalmurti CHS (Prop)
2	**Scheme-II** The Scheme was accçpted on slum plot on 28/03/2022 under Reg.33(11)	2049 of Village- Vile Parle (E), Tal- Andheri F.P.No. 137, Santacruz TPS-V, Santacruz (E), Mumbai	780.10	Owner :- Sai baba CHS Ltd.

Reference is please requested to the representation submitted by Architect as at page C/01 to C/03, wherein the requisite document have been submitted & it is requested to this office to approve & issue LOI with various concessions for the proposed S.R Scheme under reference.

2. <u>Change of Architect (Scheme-I) :-</u>

In this case, Scheme-I has been submitted by Architect Shri. Mehul Kanakia of M/s. Radius Architects & Associates. Now Developer has submitted the copy of resignation letter from previous Architect Shri. Mehul Kanakia M/s. Radius Architect & Associates pg. C/5 and appointed new Architect Shri. Suraj Sawant of M/s. Setsquare Project Consultants having Licensed No. CA/2007/41394 who has submitted following documents along with his appointment letter;

a) Architect Appointment letter from Developer as at page C/7 & C/17 to C/19.

b) Architect Appointment letter from society i.e. "Santacruz Mangalmurti CHS (Prop)" as at page C/9 to C/15.

c) Self-attested Registration certificate of New Architect as at page C/21.

d) Form under section 44/69 of M.R.T.P. Act at page C/23 to C/33.

e) Plot Area Certificate by Architect is at C/135 to C/137.

Further, Shri. Mehul Kanakiya of M/s. Radius Architect & Associates has stated in the letter that they do not have any objection if developer appoints any other Architect for this project.

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In view of above, Hon.CEO (SRA)'s approval is requested to accept the appointment of new Architect Shri. Suraj M. Sawant of M/s. Setsquare Project Consultants having licensed No.CA/2007/41394 for the Slum Rehabilitation Scheme under reference by considers resignation of previous Architect Shri. Mehul Kanakiya of M/s. Radius Architect & Associates.

3. Amalgamation/Joint Development of Reg.33(10) & Reg.33(11) of DCPR-2034 :-

Architect has proposed Amalgamation/Joint Development of the slum plot under Reg. 33(10) with non-slum plot under Reg. 33(11) as per Cl.10 of Reg.33(10) of DCPR-2034 in order to improve the flexibility in design for better planning and improve the viability of the scheme.

Details of Slum & Non slum plot are as tabulated below :-

Scheme	Regulation	Area in Sq.mtr.
Scheme-I	33(10)	1760.03
Scheme-II	33(11)	780.10
	Total	2540.13

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In view of above, Hon.CEO (SRA)'s approval is requested to allow Amalgamation/Joint Development of "Santacruz Mangalmurti CHS (Prop)" under Reg.33(10) with "Sai baba CHS Ltd." under Reg.33(11) as per the provisions of Cl. 10 of Reg. 33(10) of DCPR- 2034.

4. Salient Features Of the Proposal :-

No.	Particulars	Details	
		Scheme-I Reg.33(10)	Scheme-II Reg.33(11)
1	Name of the Slum Society	Santacruz Mangalmurti CHS (Prop)	Owner :- Sai baba CHS Ltd.
2	CTS. No.	Plot bearing CTS. No. 2046,2048, of Village Vileparle (E), & CTS No. 5, Village Bandra I Ward. F.P. No. 138 & 139 , Santacruz TPS-V	Plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P.No. 137, Survey No. 330/134
3	Ownership	MHADA Land & Maharashtra State Govt.	Private Land Sai Baba CHS Ltd.

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4	Area of Plot (Minimum of Annexure-II/ PRC/Affidavit/ Architects Certificate accepted for FSI	1760.03 Sq.mtr.	780.10 Sq.mtr.
5	Reservations	As per D.P. Remark vide page no. C/49 to C/55 it is seen that Plots u/r is reserved for Rehabilitation & Resettlement (RR 2.1).	As per D.P. Remark vide page no. C/49 to C/55 it is seen that Plots u/r is not reserved for any reservation.
6	No. of Tenements as per draft Annexure –II	70 nos.	--
7	Zone	Residential (R)	Residential (R)
8	Existing tenement density as per Cl. 3.12 of Reg.33(10) of DCPR-2034.	(70/1760) x 10000 =397.72 t/s net hectare	--
9	Tenements required to achive density as 500 /hec.	1760 x 500/10000 = 88 t/s per Hectare.	--
10	PAP	20 Nos.	--
11	PTC	--	20 Nos.
12	Access	As per T.P. Remarks the plot is only accessible by 12.19 mtr. wide Existing Road.	

5. Status of Slum :-

The Proposed plot of Scheme-I bearing CTS. No. 2046,2048, of Village Vileparle (E) & CTS.No.5 of Village Bandra I Ward, and F.P. No. 138 & 139, Santacruz TPS-V, Tal.- Andheri, Mumbai for "Santacruz Mangalmurti CHS (Prop)" for having area of 1760.03 sq.mtr. is declared Slum as per the State Government Notification u/no. SRA/ENG/Dept/3C(1)Mangalmurti/2022/SRA /ED/OW /2022/10236, dtd. 24/03/2022. In scheme-II Gr+2nd upper floor structure with 18 nos. of residential tenements on site.

6. Ownership of Slum Plot :-

As per P. R. Cards at page C/35 to C/41, the details of ownership is as under.

	Reg.33(10)	Reg.33(11)
CTS. No.	2046,2048 & 5	2049
Ownership	MHADA Land & Maharashtra State Govt.	Private, Sai Baba CHS Ltd.

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80.10 Sq.mtr.

7. Area of Plot :-

The area of plot under subject matter as per various documents is as under;

No.	Documents	Plot Area (in Sq.mtr.)	
		33(10)	33(11)
1	Area as per P.R. Card at Page. C/35 to C/41	1799.30	780.10
2	As per Architect's plot area certificate as at Page C/135 to C/137.	1760.03	780.10
3	As per triangulation calculation/plot area diagram at Page C/553.	1760.03	780.10
4	As per owner's Plot area affidavit as at Page.C/91 to C/93.	1871.18	780.10
5	As per NOC from DSLR (SRA) 33(10) as at Pg.C/129 to C/133.	1760.03	780.10

The least area of 1760.03 + 780.10 = 2540.13 Sq. mtr. is considered out of all above documents for the proposed S.R. Scheme which will be final subject to actual demarcation from competent authority as per Cl.3.14 of Reg.33(10) of DCPR-2034 & if there is any change in plot area, the scheme will be revised accordingly.

8. EXISTING BUILDING:

Architect has stated that, there are 18 nos. of residential existing Occupants/Tenants in the building known as "Sai Baba CHS LTD" having Gr. + 2 floors situated on plot bearing CTS. No. 2049 of village Village- Vile Parle (E), Tal- Andheri F.P.No. 137, Survey No. 330/134, Mumbai Suburban district, in H/Eest MCGM Ward (Copy of sanctioned O.C.C. plan dtd. 09.03.1969 as at page C/449 to 453). As per audit report as at page C/445 to C/501, "*Most of the slab panels are observed to have exposed and heavily corroded reinforcement. Major to minor cracks observed at the soffit of most of the slab panel. Few of the slabs have delaminated concrete cover and exposed and heavily corroded slab reinforcement. Beams, Columns had major to minor cracks at various levels and at some locations had exposed and heavily corroded reinforcement.*" Architect has submitted Registered Development Agreement & Power of Attorney from Existing Occupants/Tenants for redevelopment of their

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building of the reference plot (Copy at page C-209 to C-445). Architect has also submitted list of existing tenement's carpet area statement as at pg. C-453A.

9. Access :-

As per T.P. Remarks as at Page C/65 to C/81 & A.E.(Survey) Remarks as at Page C/83 to C/89 both schemes are accessible by 12.19 mtr. wide Existing Road.

10. D.P. Remarks :-

As per DP-2034 Remarks as at page C/49 to C/55, the details are as under,

Description	Nomenclature		Remarks
	Scheme-I Reg.33(10)	Scheme II Reg.33(11)	
CTS. No.	2046,2048 & 5	2049	
FP. No.	138 & 139	137	
TPS	TPS Santacruz No. V	TPS Santacruz No. V	
Ward	H/E	H/E	
Zone	Residential (R)	Residential (R)	
Sanctioned Road affecting the land	Existing Road	Existing Road	Present
Reservation affecting the land	RR 2.1 (Rehabilitation & Resettlement)	--	
Sanctioned Excluded Portion:- EP-HE39 Refuse to accord sanction. The proposal under section 30 is reinstrated. Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd.04.05.2021 and published in Maharashtra Government Gazette on 04.05.2021.			

Scheme I :-

As per DP-2034 Remakrs, the S.R. Scheme under reference is affected by RR 2.1 (Rehabilitation & Resettlement).

As per Reg. No.17(3)(D)(6) "Existing slum boundary excluding non-slum area/nalla as certified by Competent Authority on lands reserved for Rehabilitation & Resettlement (R.R. 2.1) shall be treated as sites for development of slum structures and shall be allowed for redevelopment according to this Regulation."

Scheme II :-

As per DP-2034 Remarks, Scheme -II under Reg.33(11) of DCPR-2034 is not affected by any reservation.

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11. POS/Amenities as per Regulation 14 :-

As per the provisions of Regulation no. 14 of DCPR-2034, in plots/lay-outs of the land admeasuring 4000 sq. m or more (excluding the area under Road set back/D.P. Road) in Residential and Commercial Zones, amenity areas shall be provided with a perpetual independent right of way and shall be handed over to MCGM.

In this scheme, after amalgamation the total plot area of both the scheme is 2540.13 Sq. mtr. (1760.03 + 780.10).Hence the area of amenity is not required to provide as per Regulation 14 (A)(iii)(b) of DCPR-2034.-

12. Slum Dwellers & Consent :-

In this case, Architect has requested to process the proposal of S.R. scheme under reference as per the draft Annexure-II submitted to Competent Authority by slum dwellers society to expedite the S.R. Scheme as per Cl.3.12 (C) of Reg. 33(10) of DCPR-2034 and requested to allow the same. Final eligibility of slum dwellers as per final Annexure-II will be binding on Developer.

Summary Sheet of Tahsildar (SRA) **क्र.तह-१(विकी)/कावि-/२२/३०६६३** dtd. 01/08/2022 page C/569.

The details are tabulated as below: -

Sr.	Description		Remarks as per certified Draft Annexure-II and Scrutiny Sheet of Dy.Collector			
1	CTS. No.		2046,2048 of Village Vileparle (E) & CTS No. 5 of village Bandra I Ward			
2	Slum plot area		1760.03 Sq.mtr.			
3	Total no. of slum structures on plot		70 Nos.			
			Eligible	Non Eligible	Pending	Total
4	A	Residential	30	02	20+06+06 =32	64
	B	Comm.	00	01	04	05
	C	Res./Comm.	--	--	01	01
		Total	30	03	37	70

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All the Residential & Commercial slum dwellers i.e. total 70 nos. of slum dwellers are considered for rehabilitation as Provisional PAP tenements as per the provisions of Cl.3.12 (C) of Reg.33(10) of DCPR-2034. As per Scrutiny sheet received from Tahsildar (SRA), there are 6 nos. of tenements whose eligibility not yet decided. Also there are 06 nos. of tenements who have rejected the survey of their structure. Developer & Society have submitted their representation copy as at pg. C-571 & C-573 wherein they have stated that 06 nos. of tenements who have rejected the survey are Residential user.

13. <u>Tenement Density & PAP:-</u>

As per Clause 3.8 *Access road of 9.0 m. and above but less than13.0 mtr, permissible insitu FSI 3.00 or up to the sanctioned FSI of Scheme, whichever higher subject to the observance of building height under reg. 19(2)* read with Cl. 3.12(A) of Reg. 33 (10) of DCPR, 2034"*The minimum tenement density of rehabilitation so as to generate adequate number of additional rehabilitation tenements and affordable tenements in situ under any Slum Rehabilitation Project will be 650 tenements per net hectare, i.e. after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area.". However, in slum rehabilitation schemes where permissible in-situ FSI is restricted to 3.00 or sanctioned FSI of the scheme as per Clause 3.8 hereinabove, minimum tenement density shall be 500 per net hectare. If the number of tenements to be provided to all eligible hutment dwellers is less than the minimum so constructed as per minimum density of 650 or 500 per net hector, as the case may be, the balance shall be handed over free of cost to the SRA.*

In the instant case the is accessible from 12.19 mtr. wide road. Architect has considering 500 tenement density for scheme under reference.

Existing tenement density is worked out, as per Cl. No. 3.12 of Regulation 33(10) of DCPR-2034, as below:

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Shop No.	Annx. No.	Existing Carpet Area (Sq.mt.)	Permissible Carpet Area (Sq.mt.)	Equivalent commercial T/s = 76.58/27.88 = 2.74 Say 3.00 Nos.
1	19	33.30	20.90	
2	20	14.70	14.70	
3	51	6.32	6.32	
4	53	13.76	13.76	
5	70	20.90	20.90	
	Total	68.08	76.58	

Tenements density calculation is given as under:

No.	Description	Details
1.	Gross area of slum plot considered for S. R. Scheme	1760.03
2.	Deduction a) Proposed D.P. Road Setback –	 Nil
3.	Balance area of plot (for computation of tenement density)	1760.03
4.	No. of t/s as per tenement density of 500 t/s per net hectare i.e. (1760 x 500)/10000	88 nos.
5.	No. of existing slum dwellers including equivalent com. t/s. with non-eligible slum dwellers as per Cl.3.12 of Reg.33(10) i.e. (64 Resi + 1 R/C + 03 equiv. comm.)= 68 nos.	68 nos.
6.	No. of PAP t/s. generated in the scheme as per Cl. 3.12 of Reg. 33 (10).i.e. (4-5)	20 nos.
7.	Existing tenement density as per Cl. 3.12 of Reg. 33 (10) i.e.(68/1760.00) x 10000	386.36 T/H
8.	No. of Provisional PAP t/s. considered at this stage on the basis of draft Annexure-II & Summary sheet Residential----- Commercial---- Res./Comm.	 64 nos. 05 nos. 01 no.

From above table it can be seen that, 20 nos. of PAP tenements are required to achieve tenement density of 500 T/h.

Architect has proposed total 88 nos. of tenements (i.e. 64 Resi + 1 R/C + 5 Comm. + 20 nos. of PAP tenements) in Composite building comprising of Gr. + 1st to 7th upper floor of rehab wing.

Thus, it is seen from the above table that, the tenements are considered as per draft Annexure-II as Provisional PAP as per Cl.3.12(C) of Reg. 33(10) of DCPR-2034.

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Hence, the revision in LOI if required will be insisted after the final certification of Annexure-II for the eligibility of slum dwellers during progress of S.R. Scheme under reference. An irrevocable consent of 51% eligible slum dwellers will also be insisted.

14. Project Layout :-

As per provision of Reg. 26 of DCPR- 2034, approval of layout and sub-division of land is required wherever more than one building is proposed on any land when development or redevelopment of any of land and where the land under development admeasures 1,000 sq.mtr. or more in Residential or Commercial zone includes the division or sub division in to plots.

Further, as per provision of clause 3.13 of Reg.33(10) of DCPR-2034, any land declared as slum area or on which S.R. Scheme has been sanctioned, if it is spread on parts of C.S. no. or CTS no. or S. no. shall be treated as natural amalgamation/ sub- division, for which no separate approval for amalgamation/sub-division be necessary.

In the present S.R. Scheme, Architect has proposed one Composite building as shown on the plan at page C/553 to C/567. Therefore, layout/sub division/amalgamation is not necessary as per provision Reg. 26(1)(a) of DCPR-2034.

15. Layout Open Space (LOS) :-

The net plot area of scheme under reference after amalgamation of both the scheme is 2540.13 Sq. mtr. (1760.03 + 780.10).As such it attracts the provision of Layout open space (LOS) as per the provisions of Reg.27 (1) (a) of DCPR-2034. LOS to insisted for plot area 2501 sq.mtr. to 10000 sq.mtr. is 20%. However, as per the provisions of Cl. 6.11 of Reg.33(10) of DCPR-2034, even if the amenity open space is reduced to make the project viable, minimum of at least 8% of amenity open space shall be maintained at ground level.

Architect has proposed physical R.G. in odd size due to planning constraints on account of small size of plot and building height restrictions.

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The area proposed by Architect is tabulated below, as shown on plans at page C/553 to C/567 and has requested to allow the same.

Plot area in sq.mtr.	Required 8% R.G. sq.mtr.	Proposed area of R.G. sq. mtr.	R.G. Area of mother Earth sq. mtr.	Paved R.G. sq. mtr.	Remarks
2540.10	203.21	203.27	170.58	32.69	Proposed at one locations with odd size

In view of above, Hon.CEO (SRA)'s approval is requested to allow total physical Layout open space (LOS) with area adm. 203.27 sq. mtr. for S.R. Scheme i.e.8.00% of net plot area i.e. 2540.10 sq. mtr. & providing less than 50% in paved form out of proposed LOS with perforated paving having adequate strength in the layout due to the planning constraints as requested by Architect, as per the provisions of Cl. 6.11 & 6.17 of Reg.33(10) of DCPR-2034 read with MCGM circular u/no. MGC/A/9127 dtd. 08/07/2019.

16. Building Planning:-

In S.R. Scheme under reference, Architect has proposed Composite building. The details of the proposed buildings are stated as below;

Bldg.	Proposed Staircases & lifts	Height	Provision of DCPR-2034
Composite Bldg. consisting of Basement +Gr + 1st to 7th (pt) upper floors for Rehab wing.	02 nos. of staircases having flight width of 1.50 mtr. & 02 nos. of lifts for rehab wing	23.95 mtr.	As per Reg. 43 read with Reg. 19(2) Table-6 of DCPR-2034, height upto 32 mtr., the access should be from 12.00 mtr. wide road.

16.1. Planning of Rehab wing (including PTC) :-

Architect has proposed Composite building comprising of Rehab wing and Sale wing out of which Rehab wing comprises Gr.(pt) + 7th (pt)upper floors.

The details of the tenements proposed in Rehab wing of Composite Bldg. are tabulated as below:

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Rehab Wing	Tenements										Total
	Resi.	Com.	R/C	PAP	PTC	B/W	W/C	S/O	W.Ent.	HC	
Gr.	05	05	01	-	-	01	01	01	01	01	16
1st to 3rd	03 x 15=45	-	-	-	-	-	-	-	-	-	45
4th	14	-	-	01	-	-	-	-	-	-	15
5th	--	-	-	15	-	-	-	-	-	-	15
6th	--	-	-	04	11	-	-	-	-	-	15
7th (pt)	--	-	-	-	09	-	-	-	-	-	09
Total	**64**	**05**	**01**	**20**	**20**	**01**	**01**	**01**	**01**	**01**	**115**

16.2. Room sizes in Rehab Residential & PAP Tenements of 27.88 sq. mt. (300 sq. ft.):-

Architect has submitted the plans for all Rehab units including PAP and PTC tenemetns in Composite building of carpet area admeasuring 27.88 sq.mtr. The details of room sizes for Rehab/PTC tenements are tabulated below:

Room	Size in Mt.	Proposed area in Sq.Mt	Required width in mtr.	Remarks
Living Room	3.96 X 2.45	9.70	2.40	Adequate
Bed Room	3.51 x 2.45	8.60	2.40	Adequate
Alcove	2.10 X 2.45	5.15	1.50	Adequate
Toilet	2.55 X 1.15	2.93	-	As per cl.6.2 of 33(10)
W.C.	1.30 X 1.15	1.50	-	As per cl.6.2 of 33(10)
Total		27.88		

As per the provisions of Cl. 6.2 of Reg.33(10) of DCPR-2034, it is stipulated that there shall be no size restriction for bathroom, water closet unit. Moreover, for bathroom, water closet or kitchen, there shall be no stipulation of one wall abutting open space etc. as artificial light and ventilation through any means are provided.

From the table above it may be seen that the Architect has proposed the rooms of adequate sizes as per DCPR 2034.

16.3. Carpet Area of PTC Tenements :-

As per Reg.33(11)(C) of DCPR-2034, "Transit tenements for SRA out of additional FSI could be used for construction of Transit Camp of tenements having carpet 27.88 sqm (300 sq.ft.) Ground floor shall be used for commercial tenements having carpet area of 20.90 sq. m (225 sq. ft.) for project affected

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Total

commercial tenements & same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Govt. Staff Quarters etc."

Architect has stated that due to very small size of plot, various planning constraints & hardship like building height restriction are being faced. The provision of Commercial tenements of size 20.90 sq.mtr. cannot be proposed due to restriction in building height which affect in full consumption of FSI and also viability of the scheme under reference. Hence, Architect has requested not to insist commercial tenements on ground floor as required as per Reg. 33(11)(C) of DCPR-2034.

Architect has proposed 20 nos. of PTC tenement in Composite building with carpet area 27.88 sq.mtr.(300 sq.ft).

In view of above, Hon.CEO(SRA)'s orders are requested to accede with the request of Architect in respect of not to insist rehab commercial tenements of size 20.90 sq.mtr. as required under Reg.33(11)(C) of DCPR-2034 due to restriction in building height which affect in full consumption of FSI as per Cl.6.17 of Reg. 33(10) of DCPR-2034 to make scheme viable.

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16.4. Amenity Structure Provision :-

As per Cl.8.1 of Reg. 33(10) of DCPR-2034, Architect has proposed Balwadi, Welfare Hall, Women Entrepreneurship Center & Health Centre as per letter from Society as listed in DCPR & Society Office as tabulated below;

Sr. No.	Particulars	Requirement as per DCPR-2034	Proposed	Remarks
1	Balwadi, Welfare Centre, Women entrepreneurship centre & Health Centre	Cl.8.1 of Reg. 33(10) of DCPR-2034 B/W – 27.88 sq.mt. W/C – 27.88 sq.mt. W. Ent. – 27.88 sq.mt. HC – 27.88 sq.mt.	01-Balwadi 01-Welfare centre 01-Women entrepreneurship center 01- Health Centre on ground floor of Rehab wing of Composite Bldg.	01 unit of size 27.88 Sq.mtr. for every multiple or part of 250 hutment dwellers hence adequate.
2	Society Office	Cl. 8.1 of Reg. 33(10) & Reg.37(9) of DCPR-2034	01 Society office on ground floor of Rehab wing of Composite Bldg	01 unit of size 20.00 Sq. mtr. for every 100 rehab tenements hence adequate.

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17. Other Features & Facilities:-

Architect has proposed other features & facilities in the Rehab Wing/building as per DCPR-2034 as tabulated below:-

Sr. No.	Description	Location	DCPR Provision
1	Stilt	Rehab wing of Compo.bldg.:- Gr. floor of Rehab wing for parking with the height of 3.35 mtr.	Free of FSI as per Reg.31(1)(vi) read with Reg.44(6)(a) of DCPR 2034.
2	Entrance Lobby	Rehab wing of Compo.bldg.:- Architect has proposed Entrance lobby with 2.90 mtr. floor height.	Free of FSI as per Reg. 31(1)(xxi) of DCPR-2034.
3	Electric Meter Room	Rehab wing of Compo.bldg.:- Ground floor of Rehab wing of area 4.90 Sq.mtr.	Free of FSI as per Reg.31 (1)(xxxii) read with Reg.37(11) of DCPR-2034.
4	Electric Duct & wet riser	Rehab wing of Compo.bldg.:- Architect has proposed Electric Duct with depth of 0.45 mtr. on each floor of Rehab wing	Free of FSI as per Reg. 31(1)(xxxi) of DCPR-2034.
5	Service ducts (Toilet ducts)	Rehab wing of Compo.bldg.:- Architect has proposed Service ducts (Toilet ducts) with depth of 1.10 mtr. at each floor of Rehab wing	Free of FSI as per Reg. 31(1)(xxiii) of DCPR 2034.
6	Chajja	Rehab wing of Compo.bldg.:- Architect has proposed max. 0.75 mtr. wide Chajja on Each floor of Rehab wing	Free of FSI as per DCPR-2034 Reg. 31(1)(xii).
7	U.G. Tank	Rehab wing of Compo.bldg.:- Architect has proposed space for U. G. tank and firefighting tank of capacity at Basement as per CFO requirement for Rehab wing	Free of FSI as per Reg.31(1) (xiv) of DCPR-2034.

18. Relaxation of Travel distance:-

The details of travel distance required as per Reg.47 (2)(ii)(i)(i) of DCPR-2034 & proposed by Architect with the nos. of staircases/lifts and the travel distances are as tabulated below:

S.E (S.R.A.) A.E. (S.R.A.) Executive Engineer Slum Rehabilitation Authority

N/15

Rehab

Bldg.	No. of Stair-cases	No. of Lifts	Travel Distance Dead End		Travel Distance between Staircase	
			Maximum permitted	Proposed	Maximum permitted	Proposed
Rehab wing	02	04	11.25 & 15.00 with sprinklers	12.63 with sprinklers	22.50 & 30.00 with sprinklers	17.39

As seen from above table Architect has proposed adequate Travel distance. CFO NOC will be insisted before plinth CC of Composite building.

19. Planning of Sale wing :-

Architect has proposed 01 no. of Composite building comprising of Rehab wing and Sale wing out of which Sale wing comprises Basement (pt)+ Gr./stilt(pt.) + 7th upper floors.

The details of the tenements proposed Sale wing are tabulated as below:

Floors	No. of floors	Rehab wing Sale com.	Sale Resi. Units	Sale Com. Units	Total
Basement	For Parking				--
Gr./Stilt	00	01	--	11	12
1st to 7th	07		12 x 07 = 84		84
Total	07	01	84	11	96

20. Other Features & Facilities:-

Architect has proposed other features & facilities in the Sale Wing as per DCPR-2034 as tabulated below:-

Sr. No.	Description	Location	DCPR Provision
1	Stilt	Sale wing of Compo.bldg.:- Gr. floor of Sale wing for parking with the height of 3.35 mtr.	Free of FSI as per Reg.31(1)(vi) read with Reg.44(6)(a) of DCPR 2034.
2	Entrance Lobby	Sale wing of Compo.bldg.:- Architect has proposed Entrance lobby with 2.90 mtr. floor height.	Free of FSI as per Reg. 31(1)(xxi) of DCPR-2034.
4	Electric Duct & wet riser	Sale wing of Compo.bldg.:- Architect has proposed Electric Duct with depth of 0.45 mtr. on	Free of FSI as per Reg. 31(1)(xxxi) of DCPR-2034.

S.E (S.R.A.) A.E. (S.R.A.) Executive Engineer Slum Rehabilitation Authority

		each floor of Sale wing	
5	Fitness center	Sale wing of Compo.bldg.:- Architect has proposed space for Fitness Centre adm. 111.46 Sq.mtr. at Ground floor of Sale wing.	Free of FSI As per Reg.37(28) read with Reg.31(1)(xvii) of DCPR-2034.
5	Service ducts (Toilet ducts)	Rehab wing of Compo.bldg.:- Architect has proposed Service ducts (Toilet ducts) with depth of 1.10 mtr. at each floor of Sale wing	Free of FSI as per Reg. 31(1)(xxiii) of DCPR 2034.
6	Chajja	Sale wing of Compo.bldg.:- Architect has proposed max. 0.75 mtr. wide Chajja on Each floor of Sale wing	Free of FSI as per DCPR-2034 Reg. 31(1)(xii).
7	U.G.Tank	Sale wing of Compo.bldg.:- Architect has proposed space for U. G. tank and firefighting tank of capacity at Basement as per CFO requirement for Rehab wing	Free of FSI as per Reg.31(1) (xiv) of DCPR-2034.
8	Electric Meter Room	Sale wing of Compo.bldg.:- Architect has proposed Meter room at Gr.floor	Free of FSI as per Reg.37(11) read with 31(1)(xxxiii) of DCPR-2034.

21. To allow one level basement for Composite building :-

Architect has proposed Basements with 8.30 m level below ground level free of FSI as per Reg.37(2) of DCPR-2034 to accommodate required parking and additional utilities for the Composite Building.

The details and description of basement is as mentioned below:

1	Basement	for parking and additional utilities	
2	Light & Ventilation	Artificial Light & Ventilation with cut outs in top slab of upper basement	Subject to NOC from Ch. Eng (M & E) & CFO
3	Height	8.30 m (below beam soffit)	As per provision under reg. 37(7) OF DCPR 2034.
4	Access	02 nos of car lifts.	
5	Utilities in basement	2 car lifts Rain water harvesting Underground water tank parking	
6	Open space	all sides more than 3.00 mtr.	

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N/17

22. Car Lift :-

Architect has proposed 2 nos. of car lift admeasuring 5.50 mtr. x 5.00 mtr. from Ground to basement floor level for car parking free of FSI as per Reg. 37(7) & Reg. 44(6) read with Reg.31(1)(iii)of DCPR- 2034 as shown on the plan.

23. Inner Chowk :-

As per Reg. 41(8)(a) of DCPR-2034; unless it abuts on a front, rear, or side open space, the whole of one side of every room other than a habitable room shall abut on an interior open space, courtyard or chowk whose minimum width shall be 3.00 mtr. Such interior open space, courtyard or chowk shall be accessible atleast on one side at ground floor level through a common passage or space. Further, the inner chowk shall have an area at all it's level of not less than the square of one fifth of the height of the highest wall abutting the chowk.

Architect has proposed inner chowk for providing light and ventilation to staircase of adequate size.

Inner Chowk in	Required Area (Height/5)^2	Proposed Area	Remarks
Sale wing	23.95/5)^2 = 22.94 sq. mtr.	212.22 sq. mtr.	As per Reg.41(8)(a) of DCPR-2034, the inner chowk shall have an area not less than square of one fifth of height of the highest wall abutting the chowk with the width of more than 3.00 mtr.

24. SERVICE DUCTS :

Licensed Surveyor has proposed service ducts with service slab for carrying down take pipes of Bath & W.C. As per Reg. 31(xxiii), Area of the service ducts abutting sanitation block, kitchen not exceeding 1.20 mtr. in depth are allowed free of FSI. In case of high rise buildings higher width/size as per requirement and design approved by Commissioner but not exceeding 2.00 mtr.

In this case licensed surveyor has proposed service ducts having depth upto 2.00 mtr.

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25. Sale Convenience Shop:-

As per T.P Remarks, the plot under reference is accessible by 12.19 mtr. Existing Road. As per Reg. 34 (3.2) Table (C) Sr.No.13 of DCPR-2034; convenience shop is permissible in Residential Zone at ground floor with minimum street width of 12.00 mtr. and all ancillary user limited to 50% floor space of principal use.

Architect has proposed 12 nos. of Convenience shops with area less than 30.00 Sq.mtr. at ground floor of Sale wing as shown on plan at page C/553 which are permissible as per Reg. 34 (3.2) Table (C) Sr.No.13 & Reg.2 (IV)(32) of DCPR-2034.

26. Open spaces Building :-

Architect has proposed one Composite Building within the layout as shown on plans.

The details of the open spaces required, proposed & the deficiency therein for the composite buildings are tabulated below:

As per 41(5)(ii) of DCPR 2034 in the Rehab component or composite building having height up to 32.00 Mt, side and rear marginal open space shall may be reduced to 3.00.

The required and proposed open spaces for the composite building is as under:

Composite Bldg.	Side	O.S. Req. (mtr.)	O.S. Prop. (mtr.)	Deficiency (mtr.)	Deficiency (%)	Remarks
Rehab Wing	East	3.00	--	--	--	Touching to Sale wing
	East	3.00	3.22	--	--	S.O.S.
	West	3.00	3.01	--	--	S.O.S.
	South	3.00	2.58	0.42	14	F.O.S
	North	3.00	3.09	--	--	R.O.S.
Sale wing.	East	3.00	1.53	1.47	49	S.O.S.
	West	3.00	--	--	--	Touching to Rehab wing
	South	3.00	2.55	0.45	15	F.O.S.
	North	3.00	1.58	1.42	52.66	S.O.S.

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A) Health Safety :

The open space around the building are proposed to be paved; surface drainage arrangement is proposed to be provided as per the requirement of SWD department of MCGM or SWD consultant.

Beside developer/society has appointed Licensed plumber to carry out design& supervision of drainage work, the completion certificate from licensed plumber shall be insisted before OCC of bldg. U/ref verifying the waste water/ sewage is disposed speedily and effectively without risk & nuisance to the health of occupants of the bldg. and neighborhood. Revised drainage requirement will be incorporated in approval conditions.

Providing the above arrangement, it is felt that due cares will be taken towards the health of the occupants & neighborhood.

B) Fire Safety :

As regards fire safety, NOC from CFO authority will be obtained for height of composite building 23.95 m upto terrace level

The compliance of fire officer's safety measures is incorporated as a condition of approval of amended plans being sought. The completion certificate from CFO shall be insisted before grant of OCC.

C) Structural Safety :-

The owner/ developer has appointed a registered structural engineer for the proposed building. Who will design the building as per the provisions of latest I.S. Codes considering the earthquake resistance factor. The work will be supervised by licensed site supervisor will be insisted before

Besides a condition shall be incorporated in amended plans approval that revised RCC design and drawing shall be submitted for record.

The structural stability certificate appointed form license structural engineer shall be insisted after completion of the building. Structural stability of the building is thus taken care.

D) Public Safety :-

Considering the above aspect of health safety, fire safety and structural safety, public safety is taken care. The undertaking from owner shall be

S.E (S.R.A.) A.E. (S.R.A.) Executive Engineer Slum Rehabilitation Authority

insisted as per low, stating that no nuisance to the public and inhabitant of the neighborhood shall be caused due to construction of building u/r.

"E" In view of above, Hon.CEO (SRA)'s approval is requested to allow the open spaces and to condone the deficiency in open spaces/ joint open spaces of Composite Building upto 52.66 % by charging premium due to odd shape of the plot and as per the provision of Cl.6.15 of Reg. 33(10) of DCPR-2034 and Reg.41(5) & Reg.47 of DCPR-2034, subject to NOC from CFO.

27. Parking Requirement :-

Architect has proposed parking for Rehab & sale tenements in S.R. Scheme under reference as per the Reg. 44, Table-21 of DCPR-2034. The details of parking's required & proposed is tabulated as below;

Composite Bldg.	Carpet area	No. of flat	Parking permissible as per DCR	Required Parking/flat	Parking required
Rehab unit	Upto 45 sq. mtr.	105 nos.	1 parking for 8 tenements	105/8	13 Nos.
				Total	13 Nos.
				10% Visitor Parking(minimum 2 Nos.)	02 Nos.
				Total parking required	15 Nos.(A)
	Commercial parking				
	Rehab Commercial (shop) BUA = Ground floor = 64.10 Sq.mt. = 22.21 Sq.mt. Total = 86.31 Sq.mt.			1 parking for every 150.00 Sq.mt. 86.31Sq.mt/150 Sq.mt	02 Nos.
				Total	02 Nos
				10% Visitor Parking(minimum 2 Nos.)	02 Nos.
				Total parking required	04Nos.(B)
Sale unit.	Upto 45 sq. mtr.		1 parking for 8 tenements	--	---
	45 to 60 sq.mtr.	12 Nos.	1 parking for 4 tenements	12/4	03 Nos.
	60 to 90 sq.mtr.	58Nos.	1 parking for 2 tenements	58/2	29 Nos.
	Above 90 Sq.mtr.	14Nos.	1 parking for 1 tenements	14 /1	14 Nos.
				Total	46 Nos.
	10% Visitor Parking(minimum 2 Nos.)				05 Nos.
	Total parking required				51Nos.(C)

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	Commercial parking	
	Sale Commercial BUA = 264.20 sq.mtr. hence, 264.20/40	07 Nos.
	Total	07 Nos.
	10% Visitor Parking(minimum 2 Nos.)	02 Nos.
	Total parking required	09Nos.(D)
	Total parking required --(A) + (B) + (C) + (D)	79 Nos.
	50% additional Parking proposed	39 Nos.
	Total Parking proposed	118 Nos.

From above tables it can be seen that Architect has proposed 118 Nos. of parking as per Reg. 44, Table-21 and Reg.31(1)(vi) of DCPR-2034 in Basement & stilted area by way of Mechanical parking arrangements (i.e. stack/pit parking) of Composite buildings and the same is adequate. N.O.C from E.E. (T & C) or private consultant for parking layout and N.O.C from Ch. Eng. (M & E) of MCGM or private consultant for mechanical parking will be insisted before granting Further CC to Composite building and Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system will be insisted before granting Further CC to the respective buildings. A Suitable condition to that effect is incorporated in draft LOI Letter.

28. Civil Aviation NOC :-

In this case, Architect has submitted NOC from Civil Aviation Dept. dtd. 05/02/2021 valid upto 03/02/2029 as at Pg. C/531 to C/535. As per the NOC permissible max. Structure height on the said plot is 30.60 mtr. and permissible height above AMSL is 24.68. Architect has proposed total building height is 24.65 mtr. As such, the same is within permissible limits as per NOC from Civil Aviation Dept.

29. To allow Area of Staircase, Lift, Lift Lobby, Lift Machine Room, Staircase Room Area & common passage Area of F.S.I :-

Architect has proposed one composite building in the layout. Composite building consists of Basement + Gr. (Pt) + stilt (pt) + 1st to 7th upper floors with Sale wing consisting 04 staircase & 04 lifts & Rehab Wing Consisting 2 Staircase & 04 lifts as shown on plans at page C/553 to C/567.

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Architect has claimed the area of staircase, lift & lift lobbies for all habitable floors of Rehab wing free of FSI without charging premium & by charging premium for sale wing at the rate of 2.5% of Ready Reckoner or 10% of normal premium whichever is more as per Cl. 6.14& Cl. 6.16 of Reg. 33 (10) read with Reg. 31 (1) (iv) of DCPR 2034.

Further Architect has claimed the area covered by staircase room, Lift Machine Room & OHWT of Rehab & Sale wing free of FSI without charging premium as per Cl. 6.14 of Reg. 33 (10) read with Reg. 31 (1) (iii) & Reg. 31(1)(xxv) of DCPR -2034.

Exemption to these areas from FSI computation is permitted as per Cl. 31(1) (iii) & (iv) of DCPR-2034, with the special permission of Commissioner. Architect has also claimed areas of common passages not exceeding 2.00 mtr. in width for rehabilitation component free of FSI without charging premium as per Cl.6.6 of Reg. 33 (10) of DCPR-2034.

In view of above, Hon.CEO (SRA)'s approval is requested for;

"F" 1)To allow staircase, lift, lift lobby areas on all habitable floors free of FSI without charging premium for Rehab wing & by charging premium at the rate of 2.5% of Ready Reckoner or 10% of normal premium whichever is more for Sale wing as per Cl.6.14& Cl.6.16 of Reg.33 (10) read with Reg. 31 (1) (iv) of DCPR -2034.

30. <u>Summary of Compensatory Fungible Area :-</u>

Architect has claimed fungible compensatory floors Space Index up to 35% of B.U.A for residential user and non-residential user. *the rate of premium provided in Regulation 30(A)(6) and Regulation 31(3) of DCPR 2034, are revised as 50% for Residential Development and 60% for Commercial Development of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by the Govt. from time to time.*

Architect has proposed 778.91 sq. mt. BUA for Existing building; Existing approved BUA can be verified from approved plans dtd.21/03/1969 u/no CE/2215/BP/A/H available at page C/449 to C/453.

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Permissible and proposed fungible compensatory FSI statement for the composite Bldg. u/r is as under

Composite Bldg.	Proposed BUA	Permissible Fungible BUA	Total fungible BUA proposed in sq. mt.
PTC	789.86 sq.mt	Nil	Nil
Existing Residential	778.91 sq. mt. x 35%	272.61 sq. mt.	190.70 sq. mt.
Existing commercial	Nil	Nil	Nil
Sale Residential user	4232.29 sq. mt. X 35%	1481.31 sq. mt.	1296.37 sq.mt
Sale Commercial user	274.93 sq. mt. X 35%	Nil	Nil
Total		1753.92 sq.mt.	1487.07 sq.mt.

Architect has requested to allow utilization of the fungible FSI adm. 190.70 sq. mt. for Existing Residential Component without charging premium as per Reg. 31(3) of DCPR 2034.

Architect has represented on behalf of the developer that if the developer intends to take advantage of the fungible FSI in stages, he may be allowed to do so by recovery of the premium @ 50% & 60% of the then prevailing ready reckoner rates, in stages, only to the extent of the fungible area proposed and tabulated in the Floor plans of the composite building.

In view of above, CEO (SRA)'s approval is requested:

a) To allow to utilize Fungible compensatory F.S.I. up to 35% for existing residential component without charging premium as per clause 31(3) of DCPR 2034.

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"G"

b) To allow fungible compensatory F.S.I. up to 35% for Sale Residential component by charging premium at the rate 50% of Ready Reckoner Land Rates.

c) To allow fungible compensatory F.S.I. up to 35% for Sale Commercial component by charging premium at the rate 60% of Ready Reckoner Land Rates.

31. Scheme Parameters :-

As per Cl.3.1 & 3.2 of Reg. 33(10) of DCPR-2034, the calculation of ratio of rehab to sale component for S.R. Scheme is as under;

No.	Particulars	Area
1	Slum Plot area	1760.03 Sq. mtr. (i.e. 0.176 Hectare)
2	Land rate value as per ASR for year 2022-23 (LR) copy as at Pg. C/537 to C/539.	Rs. 109820/-
3	Rate of construction as per ASR for year 2022-23 (RC)	Rs.30250/-
4	Basic Ratio = LR/RC	3.63
5	Permissible incentive BUA as per Table of Cl. 3.2 of Reg. 33(10).	1.00

Hence, the incentive BUA for the calculation of scheme parameters for grant of LOI for the slum plot under reference is 1.00.

Scheme Parameters:-

Sr. No.	Description	Total (sq.mt.)				
1	Plot area	33(10)	33(11)			Total
2	Deduction for	1760.03	780.10			2540.13
3	Setback area of D.P./existing Roads					
	Balance plot area	1760.03	780.10			2540.13
4	Net area of plot for computation of tenement density.	--	--			--
5	Addition for FSI	--	--			--
6	Total Plot Area for FSI Purpose	1760.03	780.10			2540.13
7	Permissible F.S.I.	3.00	PTC 1.00	Free Sale 1.00	Zonal 1.00	3.00
8	BUA permissible (6 x 7)	5280.09	780.10	780.10	780.10	7620.39
9	Rehab BUA	2885.84	--			2885.84
10	PTC BUA		789.86	770.34	780.10	2340.30
11	Rehab passages & Amenity Area	849.85	--	--		849.85
12	Rehab Component	3735.69		--		3735.69

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13	Sale Component (12 x Incentive BUA=1.00)	3735.69		--		3735.69
14	Total BUA sanctioned for the scheme	6621.53	789.86	770.34	780.10	8961.83
15	Total FSI sanctioned for the scheme	3.76	1.01	0.99	1.00	--
16	Sale BUA permissible in-situ	3735.69	--	770.34	780.10	5286.13
17	TDR generated					
18	Provisional PAP tenements as against non-eligible rehab tenements					
	Residential	64				
	Commercial	05				
	R/C	01				
	PAP	20				
19	PTC			20		
20	Amenities :					
	a. Balwadi	01 no.				
	b. Welfare Center	01 no.				
	c. Society Office	01 no.				
	d. Women Ent.	01 no.				
	e. Health Center	01 no.				

"H" In view of above, Hon. CEO (SRA)'s approval is requested to approve the above scheme parameters for LOI in accordance with Reg. 33(10) & Reg.33(11) of DCPR-2034 and to grant LOI accordingly and to allow issuance of revised scheme parameters by the Dy.Ch.Engineer (SRA) as per the final certification of Annexure-II.

32. Annexure –III :-

The Annexure-III from FC (SRA) has been received u/no.SRA/ACCT/ANNEXIII/CERT/2882/2022/25637 dtd. 28/06/2022 is at Page. C/ 543 to C/545 .

33. Project Period :-

Architect vide his letter has estimated the project period as 36 months from the date of issue of C.C. of composite bldg.

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34. Defect Liability Period:-

As per the Circular No. 108, the developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg. The security deposit / bank guarantee deposited with the SRA will be released thereafter.

35. IOA to Composite Building :-

Architect has requested to grant IOA to the Composite Building in S.R. Scheme as per the provision of SRA Circular u/no. CEO/SRA/4598 dtd. 06/08/2019 to expedite the rehabilitation of slum dwellers at earliest.

"X" In view of above, Hon.CEO (SRA)'s
1) Order is requested to sidelined & marked as **"D"**
2) approval is requested to sidelined & marked **'A, B, C, E, F, G & H.'**
3) Draft Letter of Intent for scheme at pg. C-575 to C-581.

Submitted please.

Amit Parshette
S.E.(SRA)-H/E

Ashish Chaudhari
A.E.(SRA)-H/E

Umesh Bodkhe
E.E.(SRA)-H/E

Dy.Ch.Eng. (SRA)

Hon'ble CEO (SRA)
Sir,

SLUM REHABILTATION AUTHORITY

No.HE/MHADA/STGOVT/0002/20201110
No.HE/PVT/0128/20220323

Submitted please

Subject :- LOI for Amalgamation/Joint Development of Proposed S.R. Scheme under Reg.33(10) of DCPR-2034 on slum plot bearing CTS. No. 2046,2048, of Village Vileparle (E) & CTS. No. 5, of Village Bandra-I Ward and F.P. No. 138 & 139, Santacruz TPS-V, Tal.- Andheri, Mumbai **With** S.R. Scheme under Reg.33(11) of DCPR-2034 on non slum plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P.No. ~~137~~, Santacruz TPS-V, Santacruz (E), Mumbai- 400055.

Perusal is requested to detailed report submitted vide Pg.N/1 to N/25.

The proposal is submitted for grant of LOI by considering slum dwellers as per Draft Annexure-II as per the provision of Cl. 3.12 (C) of Reg. 33(10) of DCPR-2034. The scheme parameters may please be seen at Pg.N/25.

Further various concessions sought in the scheme are submitted as under:-

Para Sideline	Details with reference to DCPR	Page No.	Remarks
"A"	to accept the appointment of new Architect Shri. Suraj M. Sawant of M/s. Setsquare Project Consultants having licensed No.CA/2007/41394 for the Slum Rehabilitation Scheme under reference by considers resignation of previous Architect Shri. Mehul Kanakiya of M/s. Radius Architect & Associates.	N/3	
"B"	to allow Amalgamation/Joint Development of "Santacruz Mangalmurti CHS (Prop)" under Reg.33(10) with "Sai baba CHS Ltd." under Reg.33(11) as per the provisions	N/3	Pg.217 of DCPR-2034

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	of Cl. 10 of Reg. 33(10) of DCPR- 2034		
"C"	to allow total physical Layout open space (LOS) with area adm. 203.27 sq. mtr. for S.R. Scheme i.e.8.00% of net plot area i.e. 2540.10 sq. mtr. & providing less than 50% in paved form out of proposed LOS with perforated paving having adequate strength in the layout due to the planning constraints as requested by Architect, as per the provisions of Cl. 6.11 & 6.17 of Reg.33(10) of DCPR-2034 read with MCGM circular u/no. MGC/A/9127 dtd. 08/07/2019	N/11	Pg.214 of DCPR-2034
"D"	to accede with the request of Architect in respect of not to insist rehab commercial tenements of size 20.90 sq.mtr. as required under Reg.33(11)(C) of DCPR-2034 due to restriction in building height which affect in full consumption of FSI as per Cl.6.17 of Reg. 33(10) of DCPR-2034 to make scheme viable	N/13	Pg.240 & Pg.214 of DCPR-2034
"E"	to allow the open spaces and to condone the deficiency in open spaces/ joint open spaces of Composite Building upto 52.66 % by charging premium due to odd shape of the plot and as per the provision of Cl.6.15 of Reg. 33(10) of DCPR-2034 and Reg.41(5) & Reg.47 of DCPR-2034, subject to NOC from CFO	N/20	Pg.214, Pg.340 & Pg.358 of DCPR-2034
"F"	to allow staircase, lift, lift lobby areas on all habitable floors free of FSI without charging premium for Rehab wing & by charging premium at the rate of 2.5% of Ready Reckoner or 10% of normal premium whichever is more for Sale wing as per Cl.6.14& Cl.6.16 of Reg.33 (10) read with Reg. 31 (1) (iv) of DCPR -2034	N/22	Pg.214 & Pg.116 of DCPR-2034
"G"	a) To allow to utilize Fungible compensatory F.S.I. up to 35% for	N/24	Pg.120 of DCPR-2034

Executive Engineer
Slum Rehabilitation Authority

N/29

	existing residential component without charging premium as per clause 31(3) of DCPR 2034. b) To allow fungible compensatory F.S.I. up to 35% for Sale Residential component by charging premium at the rate 50% of Ready Reckoner Land Rates. c) To allow fungible compensatory F.S.I. up to 35% for Sale Commercial component by charging premium at the rate 60% of Ready Reckoner Land Rates.		
"H"	to approve the above scheme parameters for LOI in accordance with Reg. 33(10) & Reg.33(11) of DCPR-2034 and to grant LOI accordingly and to allow issuance of revised scheme parameters by the Dy.Ch.Engineer (SRA) as per the final certification of Annexure-II.	N/25	

It is proposed to grant approval/orders for para stated here in above vide Pg.N/01 to N/25.

The Draft LOI submitted at Pg. C/575 to C/581 for perusal & approval please.

04/08

Executive Engineer
Slum Rehabilitation Authority

517

Dy. Ch. Eng-I (SRA)/248
Received on: 10/08/22
(CEO - 2218/22)

Dy. Ch. Eng. (SRA)

12/08

Hon. CEO (SRA)
Sir,

Approved as proposed by DyCE at X1 on pg no N/25. CA to H)
In scheme II as 33(11) NC files & CC wkrs pR card 11 updated as per JCR Remark

EE/H/E 22/8

AE (H/E)
For Ma'am 22.8.22

22/8/2022