



SLUM REHABILITATION AUTHORITY

No.: No. SRA /ENG/2326/S/PL/LOI

Date: 3 JAN 2022

1. **Licensed surveyor :** M/s. Space-age Consultants.
B/106, Natraj Building,
Mulund Goregoan Link Road,
Mulund (W), Mumbai – 400 080.
2. **Developer :** **M/s. Suyog Developers**
4, Ground Floor, C-wing,
Ravi Apt., S.L. Road,
Mulund (W), Mumbai-400 080
3. **Society :** **Jeevan-Jyot SRA Co-op. Housing Society Ltd.**

Sub: Revised LOI for proposed Composite building under S. R. Scheme on land bearing C.T.S. No. 31/A, 31/B(pt), 33(pt) of Village Kanjur, at Utkarsha Nagar, Tembhipada Road, Bhandup (W), of 'S' Ward, Mumbai 400 078.

Ref: SRA/ENG/2326/S/PL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That this LOI is in continuation with the earlier issued LOI under no SRA /ENG/2326/S/PL/LOI dtd. 30/05/2012, 12/11/2012, 01/02/2014, 06/10/2016 & 30/09/2020 respectively.
2. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

| Sr. No. | Description | As per Present Revision of LOI |
|---------|--|---|
| 1 | Area of plot considered for the scheme | 2935.75 |
| 2 | Deductions for | |
| | (a) Road setback area (proposed D.P. road) | 150.00 |
| | Total Deductions | 150.00 |
| 3. | Balance Plot Area for tenement density | 2785.75 |
| 4 | Net plot area for FSI computation | 2785.75 |
| 5 | Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034 | 3.00 |
| 6 | Total BUA considering 3 FSI (4X5) | 8357.25 |
| 7 | (a) Proposed built-up area of Rehab. | 4352.65 |
| 8 | Rehab Component | 5421.16 |
| 9 | Sale Component (1.00 X Rehab Component) | 5421.16 |
| 10 | (b) Total Sale BUA permissible in situ | 5421.16 |
| 11 | Total sale BUA proposed to be consumed in situ | 5421.16 |
| 12 | Total BUA sanctioned for the project (a+b) | 9773.81 |
| 13 | FSI sanction for the scheme (13/4) | 3.508 |
| 14 | Total BUA proposed to be consumed in situ | 9773.81 |
| 15 | Total FSI consumed in situ | 3.508 |
| 16 | Spill over slum TDR generated in scheme as per 3.12A Construction TDR against built-up area of amenity to be handed over as reg. 17(3)(D)(a)(5) | - |
| 17 | No. of Tenements to be Rehabilitated Res unit - Commercial - Balwadi- Welfare Centre - Society Office - Yogalaya - community hall - | 127 04 01 01 01 01 01 |
| 18 | Provisional PAP (Resi- 05 + 00 comm) | 05 |
| 19 | Regular PAP as per density | Nil |

3. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
4. That you shall register with RERA authority as per RERA act.

5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
6. That the work shall not carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
7. That you shall submit registered undertaking regarding buyers will be made aware of substandard room sizes and deficient open spaces & incorporation of clause in sale agreement regarding the same.
8. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centres/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
9. That you shall comply conditions mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.
10. Provisional PAP generated will be handing over to SRA, as per provision of Circular no. 190 and as per prevailing rules & regulations.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved revised LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl/Dy. Collector of MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) – Copy for information to take further Necessary action as per circular no.37.
8. H.E. of MCGM.
- ✓ 9. I.T. Section (SRA), to publish this LOI on SRA website.


Chief Executive Officer
Slum Rehabilitation Authority