



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2668/S/PL & STGL /LOI

Date:

17 AUG 2021

1. **Architect** : Mr.Dhaneshwar Pakhare of
M/s. Dhaneshwar Pakhare & Associates
27, Narkar Niwas, Ashlpha, Pipe line,
Ghatkopar (W). Mumbai-400 084.
2. **Developer** : M/s. Trident Ozone LLP, Builders & Developers
Shop No. 1 & 2, Sanman Shree CHS Ltd.
Tembipada Road, Bhandup (W), Mumbai :- 400 078.
3. **Society** : "Shubham SRA CHS Ltd

Sub: Revised LOI for proposed Amalgamated Slum Rehabilitation Scheme on plot bearing C.T.S. No. 189(pt), 190 of Village kanjur, Mumbai suburban district, Mumbai-78 for Shubham SRA CHS Ltd.

Ref : SRA/ENG/2668/S/PL & STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation scheme on plot bearing C.T.S. No. 189(pt), 190 of Village kanjur, Mumbai by M/s. Trident Ozone LLP, Builders & Developers, For "Shubham SRA CHSL (Ltd)" this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of **3.71** (Three Point Seven One) for slum plot in accordance with provisions of Reg.33(10) of DCPR 2034 amended upto date. Maximum in-situ FSI of **3.71** shall be allowed to be consumed on the slum plot subject to the following conditions.

1. That the condition no. 1, 6, 7, 8, A-3 & A-14 of earlier LOI under no. SRA/ENG/2668/S/PL & STGL /LOI dated-01/04/2014 has been cancelled & Balance conditions of earlier LOI under no. SRA/ENG/2668/S/PL & STGL/LOI dated-01/04/2014 shall be complied with.

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	LOI as per DCPR-2034		
		Slum plot area	Non-slum plot area	Total
1	Plot Area	4186.86	170.82(Nalla Area)	4357.68
	Deductions			
	1) Nalla area (existing)	-	-	
	2) Nalla area (Prop.)	-	-	
	3) Set back of 13.40 m. existing Road.	02.17	-	
	4) Proposed Road 27.45 m D.P. Road.	494.26		
	Total	496.43	-	
	Net plot area	3690.43	Nil	
	Addition for FSI			
	1) Nalla area (existing)	-	-	
	2) Nalla area (Prop.)	-	-	
	3) Set back of 13.40 m. existing Road.	02.17	-	
	4) Proposed road 27.45 m D.P. Road.	494.26	-	
	Total	496.43	-	
2	Plot area for F.S.I.	4186.86	-	
3	Permissible F.S.I. on plot	3.71 (Restricted to Sanctioned FSI)	-	3.71
4	Permissible Built up Area on plot	15531.47 (Restricted to Sanctioned BUA)	-	15531.47
5	Rehabilitation BUA Area	6087.00	-	
6	Rehab Component	2125.58	-	
7	Rehabilitation Component as per Reg.33(10) 2034 (5+6)	8212.58	-	
8	Sale Component as per Reg.33(10) of DCR DCPR 2034 (8212.58 x 1.15)	9444.47	-	9444.47
9	Total BUA approved for the Scheme (5 + 8)	15531.47	-	15531.47
10	F.S.I. sanctioned for the scheme	3.71	-	
11	Sale BUA permitted on plot as per Sr. No.8	9444.47	-	9444.47
12	Sale BUA proposed on plot	7365.45	-	7365.45
13	Total Built-up area Proposed	13452.45	-	13452.45
14	F.S.I Consumed on site(12/2)	3.21	-	3.21
15	No. of Tenants to be Rehabilitated Residential Commercial	138 05		138 05

SRA/ENG/2668/S/PL & STGL /LOI

	PAP	44		44
	Total	187		187
16	Amenities			
	1)Balwadi-	01		01
	2) Welfare Center-	01		01
	3) Society Office -	01		01
	4) Amenity -	02		02
	Total	05		05
17	TDR Generated (11-12)	2079.02	--	2079.02

The salient features of the scheme are as under:

3. Details of land ownership: -

- a) As regards ownership of plot, it is owned by Private & State Govt.
4. Details to access: - The plot under reference is having access from 13.40 mt. wide existing road. Also there is proposed D.P. Road of 27.45 mt. width, however same is yet to be developed.
5. Details of D.P. remarks: - As per D.P remarks plot situated in Residential zone and (Rehabilitation & Resettlement). It is affected by 27.45 mt. wide proposed D.P. Road & 13.40 mt. wide existing road.
6. That the Amenity tenements i.e. 01 Balwadi, 01 Welfare Center, 2 nos. of Additional Amenities with carpet area of 27.88 sq.mt. & 01 Society office adm. 20.90 sq. mt. shall be handed over to the society of slum dwellers for the use for specific purpose only.
7. That you shall re-house the eligible slum dwellers as per the list certified by the Competent Authority, by allotting them residential tenements of carpet area of 27.88 sq. m. &/or residential-cum-commercial of carpet area of 27.88 sq. m. &/or commercial tenements as per the area mentioned in the certified Annexure – II issued by Competent Authority or the carpet area of 20.90 sq. m., whichever is less, free of cost & constructing the same as per building specifications/norms/building bye-laws.
8. That the IOA/Building plans will be approved in accordance with the modifications in the DCPR issued by GOM & prevailing rules at the time of approval.
9. That you shall submit registered undertaking from Society/Developer stating that Society/Developer will not misuse the stilt area & free of FSI area provided in Rehab & Sale building.
10. That the work shall not be 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 Dept.
11. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly, complied with the requirement of SWM of MCGM on site.

12. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
13. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
14. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
15. That you shall submit Registered Undertaking stating therein that , the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions .The entire responsibility in this regard shall vest with the Developer.
16. That the Developer shall comply all the conditions mentioned in Circular dated 28/08/2019 issued by GoM relevant to amendment in Sec. 15A of Slum Act. 1971.
17. That you shall submit CFO NOC from Chief Fire Office of MCGM before granting issue of re-endorsement of CC of composite building under reference.
18. That you shall submit NOC from EE (T&C) before granting issue of re-endorsement of CC of composite building under reference.
19. That you shall submit NOC from E.E.(Mech.) of MCGM Private consultant report for artificial ventilation before granting further C.C. of composite building under reference.
20. The Developer shall hand over PAP tenements if any within one month after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Estate manager at Slum Rehabilitation Authority as per the circular no.190 issued by SRA.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

21. The Amenity Tenements as mentioned in salient features condition no.3 above within 30 days from the date of issue of OCC Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA by the developer.

22. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size room in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.
23. That you shall submit self-certified structural audit certificate from registered structural engineer at the time of application for occupation certificate & structural stability certificate from registered structural engineer having minimum experience of 5 years for rehab building at the end of defect liability period or application for release of bank guarantee.
24. That you shall abide with all the proceedings/orders of court of law or any judicial / cosy judicial forums arising out of S. R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.

Yours faithfully,

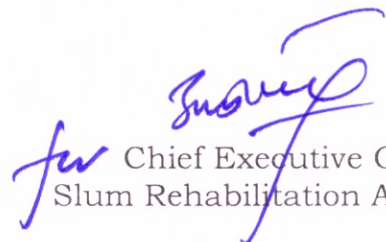


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, M.C.G.M.
4. Addl/Dy.Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority