



## SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/395/GN/ML/LOI

Date:

**6 JUN 2023**

1. **Architect** : M/s. Pravin Naik & Associates,  
21/1043, Fisherman Colony,  
Mahim (w), Mumbai – 400 016.
2. **Developer** : M/s. Forward Construction Corporation.  
Yogi Smruti, Plot No.9, 10<sup>th</sup> Road,  
J.V.P.D. Scheme Mumbai – 400 049.
3. **Society** : “Dharavi Mantunga Anand CHS Ltd.”

**Sub:** Issue of Revised Letter of Intent to Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing CTS No. 55(pt), 67(pt), and 68(pt) of Dharavi Division at Nityanand Nagar, Matunga Labour Camp Dharavi, Mumbai- 400 017 “Dharavi Mantunga Anand CHS Ltd.”

**Ref:** SRA/ENG/395/GN/ML/LOI.

Gentleman,

With reference to the above mentioned S.R Scheme on plot bearing CTS No. 55(pt), 67(pt), and 68(pt) of Dharavi Division at Nityanand Nagar, Matunga Labour Camp Dharavi, Mumbai- 400 017 “Dharavi Mantunga Anand CHS Ltd.”, this office is pleased to inform you that Proposal of **Revised Letter Of Intent** submitted by you is considered in accordance with provisions of Reg. 33(10) of DCPR 2034 & generated components shall be allowed to be consumed on the plot subject to the following conditions:

**In continuation to the earlier LOI conditions from Sr. No. 01 to 41 dated 28/11/2002 following additional conditions are applicable.**

- 42 The built up area for sale and rehabilitation shall be as per the following revised parameters of scheme. 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 revised parameters of scheme stands modified as under:

Sr. No.	Description	Proposed Revised scheme parameters		Total (in sq. mtr.)
		As per DCR-1991	As per DCPR-2034	
-				
1.	Area of Plot	3267.03	559.13	3826.16
2.	Deduction for : D.P. Road Setback Area (MCGM land not claimed in FSI)-	7.20	1.23	8.43
3.	Balance Area of Plot (1-2 )=	3259.83	557.90	3817.73
4.	Net area of plot for computation of t/s. density	3259.83	557.90	3817.73
5.	Additions for :			
	a) D.P. Road Setback area	7.20	1.23	8.43
	Total (a)	----	----	----
6.	Balance Area of plot (4+5)	3267.03	559.13	3826.16
7.	Total Area for FSI purpose (5)	3267.03	559.13	3826.16
8.	In situ FSI permissible on plot or sanctioned	2.50	4.00 or sanctioned	---
9.	Total in situ BUA permissible on plot (7 X 8)	---	---	---
10.	Rehab FSI	5387.63	1246.08	6633.71
11.	Rehab passages & Amenity Area	713.20	650.77	1363.97
12.	Rehab Component	6100.84	1896.85	7997.69
13.	Sale Component	8132.42 (6100.84 x 1.333 = 8132.42)	2528.50 (1896.85 x 1.333 = 2528.50)	10660.92
14.	Total BUA sanctioned for the project	13520.05	3774.58	17294.63
15.	Total FSI sanctioned for the project	4.138	6.75	-
16.	Sale BUA permissible in-situ	2067.23	3350.77 (2528.50 + 822.27 = 3350.77)	5418.00



17.	Release TDR Phase-I Phase-II Total (8132.42 - 7230 - 80.15 = 822.27 Balance)	8132.42- 7230.00= 902.42- 80.15 = 822.27 sq.mt.	--	--
18.	Provisional PAP tenements as against non-eligible rehab tenements			
	• Residential	224 nos.	01 nos.	--
	• Commercial	09 nos.	01 nos.	--
	• Society Office	01 No.	--	--
	• religious structure	01 No.	--	--
	• Rent Collector	--	01 nos.	--
	• Balwadi	--	03 nos.	--
	• Welfare Center	02 nos.	01 nos.-	--
	• Society Office	-	01 nos.	--
	• Library	--	01 nos.	--
	• Health Center	--	01 nos.	--
19.	PAP tenements generated of Reg. 33 (10)	--	34 nos.	--
20.	Provisional PAP tenements		01 Resi. + 01 Com.	

- 43 The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Building No.02& handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi = 03	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office = 01	Handed over to the slum dwellers society.
3	Welfare Centre = 01	Handed over to the slum dwellers society.
4	Health Centre = 01	Handed over to the slum dwellers society.
5	Library = 01	Handed over to the slum dwellers society.

- 44 The Developer shall Deposit 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 at the rate of 2% of ready reckoner rate as prevailing on the date of issue of LOI to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
- 45 The Developer shall hand over 02 nos. provisional PAP tenements along with 34 Nos of regular PAP's within onemonths after grant of OCC. The said PAP tenements as mentioned in salient features condition no.42 above be handed over to the Slum Rehabilitation Authority/Estate department or any designated Govt. Authority for Project Affected Persons,



each of carpet area 27.88 Sq. Mts. free of cost. 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.

- 46 That the work shall not be carried out between 10 pm to 6 am, in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
- 47 That you shall register with RERA Authority as per RERA Act.
- 48 That no construction work shall be allowed to start on the site unless labor insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 49 i) That workers/laborers working in the scheme shall be registered with Maharashtra bldg. & other construction labor welfare corp.  
ii) That you shall submit affidavit stating that workers/labors working on the scheme are registered/or will be registered with Maharashtra bldg. & other construction labor welfare corp. before approval of plans.
- 50 That you shall submit NOC/Remarks from office of Ch.Eng.(SWM)/DMC(SWM) for providing segregation center/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.
- 51 That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
- 52 That the cognizance of Govt. notification no. झोपप्रा-१२०३/प्र.क्र. ४६/२०१९/झोपसु -१ दिनांक २८/०८/२०१९ shall be taken and the conditions mentioned in the notification to be followed scrupulously.
- 53 That you shall abide with all the proceedings/order of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposal by taking due cognizance of it from time to time.
- 54 That you shall submit 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 Developer.



- 55 That you shall submit indemnity bond indemnifying CEO (SRA) & their staff from any kind of failures of electro-mechanical parking & other electro-mechanical equipment's provision of inadequate open spaces, provision of inadequate room sizes and legal issues arising thereof.
- 56 That you shall, construct provisional PAP tenements as against Nos. of non-eligible slum dwellers. The balance tenements after finalization of eligibility from competent authority shall be handed over to SRA.
- 57 That you shall handover PAP tenements generated in the scheme, to the Estate manager/SRA as per the circular, No. 190 of SRA.
- 58 That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
- 59 As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
- 60 That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
- 61 That you shall execute the agreement to lease as per Circular No.195 after issue of LOI.
- 62 That you shall submit Completion Certificate from SWD department before asking OC to the Building No.02 u/ref.
- 63 That you shall clear out the Nalla portion encroached by Slum dwellers before asking further CC to the Building No.02Bldg. u/ref.
- 64 That you shall submit CFO NOC before asking plinth CC to the Building No.02u/ref.
- 65 That the Developer shall submit registered undertaking for not misusing the proposed stilted portion before asking further CC to the Building No.02u/ref.
- 66 That you shall submit E.E (T & C) NOC for the parking tower from MCGM before asking for plinth CC to the Building No.02 u/ref.
- 67 That you shall submit NOC from Ch. Eng. (M & E) of MCGM before asking Plinth C.C to the Building No.02 u/ref.
- 68 That the developer shall submit a registered undertaking for handing over the fitness centre to society free of cost and the same will not be misused or used for any other purpose before asking further C.C. to Building No.02 u/ref.
- 69 That the Developer/Society shall submit a registered undertaking for not misusing the part terrace & will only be used for the intended purpose before asking C.C. to Building No.02u/ref.

- 70 That the Developer shall submit A registered undertaking for not misusing the D.G Set Room before asking O.C.C. to the Building No.02 u/ref.
- 71 That you shall submit the fresh scrutiny report from competent authority before processing for plinth CC of Composite building No.02.
- 72 That you shall complete the rehab building within 1 year from date of issue of LOI.

If applicants 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 D.C. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,

Hon'ble OSD/CEO (DRP)  
Slum Rehabilitation Authority

(Hon'ble OSD/CEO(SRA) has approved the Revised LOI)

**Copy to:**

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

Hon'ble OSD/CEO (DRP)  
Slum Rehabilitation Authority