



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/023/L/PL/LOI

Date:

16 APR 2021

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, 11th floor, Opal square,
Near MIDC, Wagle Estate, Thane (W).
2. **Developer** : M/s. Sumer Corporation
Builders & Developers,
220, Commerce House,
Fort, Mumbai – 400001

Subject : Revised LOI- Proposed S.R. Scheme under Clause 3.11 read with clause Nos. 3.5 & 3.19 of Appendix IV of 33 (10) of DCR 1991 and DCPR 2034 on plot bearing CTS No.11A(pt), 11A/ 191 – 402, 11D (pt), 16, 16/ 1 – 92, 19, 19/ 1 – 28, 20(pt), 25(pt), 25/ 1 – 32, 50(pt) of village Chandivali, “L” Ward, Mumbai.

Ref : SRA/DDTP/023/L/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 all conditions mentioned in Letter of Intent issued under No. SRA/DDTP/023/L/PL/LOI dtd.20/08/2020 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.

Sr. No.	Description	Scheme parameters per proposed revised LOI in sq.mt.	
1.	Total plot area	187593.90	
		As per DCR 1991	As per DCPR 2034
		183394.11	4199.79
2.	Deductions for Road set back area	7415.50	Nil
3.	Balance area of plot	175978.61	4199.79
4.	Amenity area 5%	8798.93	Nil
5.	Balance gross plot	167179.68	4199.79

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

6.	Less carved out area for 33(10)	12015.00		Nil
7.	Total Plot area for FSI purpose	155164.68		4199.79
8.	Less 15% R.G.	Nil		Nil
9.	Net area of plot	155164.68		4199.79
10.	Add for FSI purpose - amenity area	8798.93		Nil
11.	D. P. Road	Nil		Nil
12.	Total Plot area for FSI purpose	163963.61		4199.79
		139140.76	24833.85	4199.79
13.	Max. FSI permissible on plot	3.00	4.00	
14.	Max. BUA permissible on plot	417422.28	99291.40	
15.	Proposed Rehab BUA	322560.01	81812.45	
16.	Amenity Area (passage, B/W, W/C, S/O)	70973.88	50082.32	
17.	Rehab Component	393533.89	139237.56	
18.	Sale Component	393533.89 x 1.33 = 523400.07	139237.56 x 1.33 = 185185.95	
19.	Total BUA approved for scheme	845960.08	266998.40	
20.	FSI sanction for the scheme	6.07	10.75	
21.	Total Sale BUA permissible in situ	94862.27	17478.95	
22.	Total sale BUA proposed to be consumed in situ	69840.35	9468.72	
23.	Total BUA proposed to be consumed in situ	392430.36	91281.17	
24.	FSI proposed to be consumed in situ	2.829	3.67	
25.	TDR generated in scheme	453559.72	175717.23	
26.	Construction TDR granted in scheme	548670.00		

3. That you shall get D. P. Road / set back land demarcated from A.E. (Survey)/ D.P. T & C department of M.C.G.M. and handed over to M.C.G.M. as per circular no.Dy.Ch.Eng/1675/Roads/Planning date 15/12/2020 by transferring the ownership in the name of MCGM duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 10% of built up area approved in the scheme.
4. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/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.

5. 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.
6. 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 Department.
7. 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 rooms 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.
8. 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.
9. 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.
10. That the sale component of equivalent rehab component already availed in the form of TDR against building No. 2 will be withheld till the same area constructed in newly proposed rehab building.
11. That you shall register with Rera authority as per Rera act & submit copy of the same.
12. That you shall execute Rectification deed of conveyance for land admeasuring 4199.79 sq.mts before asking TDR for the said land component.
13. That you shall handover PAP tenements of carpet area 25.00 sq.mts to Estate manager of SRA.
14. That you shall pay premium for not providing physical amenity plot as per circular issued for Transitional Policy by Chief Engineer (D.P) under NO. CHE/DP/33335/Gen.
15. That you shall submit all P.R. Cards in the scheme within the period of two months, Till then no land TDR will be released.

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

- sd -

Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) Approved Draft Revised LOI.

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "L" 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.

Yours faithfully,

for SRA
Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) Approved Draft Revised LOI.