



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/2281/S/ML/LOI

Date:

9 MAY 2022

1. **Architect** : Sachin Gaikwad of
M/s. Design Crest,
Shop No. 1&2, Varad-Ashish Apts.,
Plot No. 31-B, Sector-09, Airoli,
Navi Mumbai, 400 708.
2. **Developer** : M/s Dhanraj Developers.
102, Guru Ganesh Co-op. Hsg. Society,
M.F. Cross Road,
Near C.D. Deshmukh Garden,
Mulund (E), Mumbai- 400 081.
3. **Society** : New Maharshi Walmiki Harijan CHS Ltd.

Subject : Issue of LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No. 408(pt.), 412(pt.), 412/10 to 412/16, 412/12(pt.) & 412/19(pt.) of Village Kanjur, at Tank road, Bhandup (w), Mumbai- 400 078 'S' ward, for "New Maharshi Walmiki Harijan CHS Ltd.

Ref : SRA/ ENG/2281/S/ML/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/2281/S/ML/LOI** dtd. 20/04/2019.
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.

SRA/ENG/2281/S/ML/LOI**The salient features of the scheme are as under:**

Sr. No.	Description	Now proposed
1	Area of plot considered for the scheme	1380.62
2	Deductions for	
	(a) Road setback area under 13.40 mt. wide D.P. road	0.00
	Total Deductions	0.00
3	Balance Area of Plot	1380.62
6	Total area for FSI computation	1380.62
7	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034	4.00
8	(a) Proposed built-up area of Rehab.	2799.61
9	Rehab Component	4026.25
10	Sale Component (1.10 X Rehab Component)	4428.88
11	(b) Total Sale BUA permissible in situ	4428.88
12	Total sale BUA proposed to be consumed in situ	4428.88
13	Total BUA sanctioned for the project (a+b)	7228.49
14	FSI sanction for the scheme (13/6)	5.236
15	Total BUA proposed to be consumed in situ	7228.49
16	Total FSI consumed in situ	5.236
17	TDR generated in scheme	Nil
18	No. of Tenements to be Rehabilitated Rehab unit -43 Commercial - 06 Balwadi-01 Welfare Center -01 Society Office -01 Anganwadi - 01 Health center -01	49 + 05 amenity
19	Provisional PAP (Resi- 35 + 2 comm.)	37
20	PAP	Nil

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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. That you shall provide trained lift operator & C.C.TV shall be installed in lift cart and will be in working condition in all time.

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,

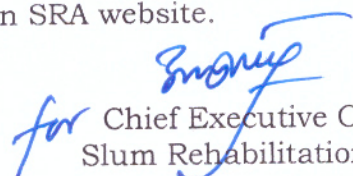


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) approved draft LOI.

Copy to:

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


for Chief Executive Officer
Slum Rehabilitation Authority