

The salient features of the scheme are as under:

Sr. No.	Particulars	Now proposed		Total area In Sq.mt.
		Slum	Non-Slum	
1.	Plot area	7084.95	1897.58	8982.53
2.	Less :			
	i.) 12.20 mt. wide T.P. road	864.22	534.60	1398.82
	ii.) Plot area under 25% res. For Dhobi Ghat in slum & 50% res. For Non-slum	108.78	139.65	248.43
	Total	973.00	674.25	1647.25
3.	Balance Plot Area	6111.95	1223.33	7335.28
4.	5% Amenity Open Space	--	--	--
5.	Net plot area	6111.95	1223.33	7335.28
6.	Add:			
	i.) 12.20 mt. wide T.P. road	864.22	--	864.22
	ii.) Plot area under 25% res. For Dhobi Ghat in slum & 50% res. For Non-slum	108.78	139.65	248.43
	Total	973.00	139.65	1112.65
7.	Plot area for FSI	7084.95	1362.98	8447.93
8.	Permissible FSI on Plot	3.00	1.00	--
9.	BUA permissible on plot	21254.85	1362.98	22617.83
10.	Additional 50% FSI as per Reg. 30	--	681.49	681.49
11.	FSI credit available by TDR.	--	954.09	954.09
12.	Rehabilitation BUA	6505.38	--	6505.38
13.	Areas of Amenities including common passage	2361.18	--	2361.18
14.	Rehabilitation Component	8866.56	--	8866.56
15.	Sale Component	8866.56	2998.56	11865.12
16.	Total BUA proposed for project	15371.94	2998.56	18370.50
17.	Sanctioned FSI	2.17	2.20	--
18.	BUA permissible for sale on plot	8857.90	2998.56	11856.54
19.	Total BUA proposed to be consumed on plot	15371.94	2998.56	18370.50
20.	FSI in-situ	2.17	2.20	--
21.	No. of eligible t/s		--	
	Residential	155		155
	Commercial	11		11
	R/C	01		01
22.	Provisional PAP		--	
	Residential	44		44
	Commercial	32		32
	R/C	03		03
	Temples	04		04
23.	Amenities:		--	
	Balwadi	03		03
	Welfare Center	03		03
	Society Office	02		02

Additional Conditions:-

1. That you shall complete process of prescribing of road line of 12.20 mt wide P.M. Road by Dy.Ch.E (traffic) before granting O.C. to Composite building.

2. That you shall make the payment of N.P.V. of the deficit area before granting Further C.C. to composite building under reference.
3. That you shall accommodate the affected eligible slum dwellers due to the prescription of 12.20 mt RL in S.R. Scheme.
4. That you shall develop road of 12.20 mt width and submit completion certificate from concerned department of MCGM before O.C.C. to composite building.
5. That you shall submit NOC for parking layout before of further C.C. to the building.
6. That you shall submit NOC from Ch. Eng. (M & E) for mechanical light & ventilation to duct before C.C. to composite building.
7. That you shall submit CFO NOC before further C.C. to composite building.
8. 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.
9. 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.
10. 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.
11. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.

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11. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.

12. That outcome of FIR u/no. Spl case no. 118 dtd. 04/12/2019 & outcome of objection raised by Standing Committee/MCGM's meeting held on 10/03/2021 shall be binding on you.
13. That you shall hand over the Amenity of Dhobi Ghat before asking OC to sale component in composite building.
14. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
15. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting OCC to sale building.
16. That you shall submit revised NOC from Railway Authority before further C.C. to composite building and if there is any change in planning due to said NOC, you shall amend plans of composite building and make site condition as per NOC at your cost.
17. That you shall submit final height certificate from agency appointed by AAI before full OCC to composite building and in case height of building is beyond permissible limit, you shall make it good at your cost.
18. 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 and ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in future.
19. 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.
20. That you shall execute agreement to lease and lease deed as per SRA circular no. 195 vie no. CEO/SRA/LA/2020/459 dated 14/09/2020.

21. 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.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

-sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "H/W" Ward, M.C.G.M.
4. Addl/Dy. Collector 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 LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority