



## SLUM REHABILITATION AUTHORITY

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No. SRA/ENG/784/PN/STGL/LOI

Date : 18 AUG 2021

1. **Architect** : **Shri. Vivek . J. Bhole**  
**M/s. Vivek Bhole Architects. Pvt. Ltd.,**  
1<sup>st</sup> Floor, Pinnacle Business Park, Shanti Nagar MIDC,  
Andheri (E), Mumbai -400 092.
2. **Developer** : **M/s. S.G.F Enterprises.**  
401, 2<sup>nd</sup> Floor, Mystique-II,  
Near Thai Villa No.6, Royal Palm Esatae,  
Aarey Colony, Goregoan-East  
Mumbai – 400 065.
3. **Society** : **"Malad Shivaji Nagar**  
**Brahma Vishnu Mahesh CHS Ltd."**

**Sub. :** Issue of revised LOI for the S.R. Scheme plot bearing C.T.S. No. 291 (pt) of Village Kurar at Shivaji Nagar, Malad (E) Mumbai- 400 097.  
For Malad Shivaji Nagar Brahma Vishnu Mahesh CHS.

**Ref. :** SRA/ENG/784/PN/STGL/LOI DTD: 24/01/2008

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme, and on basis of documents submitted by applicant and in continuation to earlier LOI dated 22/05/2018, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

**a.** All the conditions of LOI u/no. SRA/ENG/784/PN/STGL/LOI dated 24/01/2018 shall be complied with, except for the Condition No.16 & 63.

**b. That the condition No 16 & 63 shall read as follows:**

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 :

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**The salient features of the scheme are as under:**

<b>Sr. No.</b>	<b>Description</b>	<b>Parameters</b>
1	Plot area of the scheme	2768.00
2	Deduction for	
	a) Setback area of D.P. Roads	--
3	Net area of plot for computation of T/S density.	2768.00
4	Addition for FSI	--
5	Total Plot Area for FSI Purpose	2768.00
6	Maximum Permissible FSI on plot considering 500 T/H.	4.00 OR upto sanctioned FSI whichever is Higher
7	Rehab BUA	5810.29
8	Rehab passages & Amenity Area 1750.22 + 176.11	1926.33
9	Rehab Component (8 + 9)	7736.62
10	Sale Component (10 x Incentive as per Ratio of LR/RC =1.10)	8510.28
11	Total BUA sanctioned for the project (8 + 11)	14320.57
12	Total FSI sanctioned for the project (12/5)	5.17
13	Sale BUA permissible in-situ including 35% fungible FSI	11464.99
14	No. of Rehab t/s. to be accommodated Rehab Residential Residential cum commercial Rehab Commercial	120 05 13
15	Provisional PAP tenements as against non-eligible tenements Residential Commercial Residential cum commercial	02
16	Regular PAP tenements to achieve minimum tenement density as per Reg. 3.12(A).	47



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17	Amenities : Balwadi Welfare Hall Society Office Aanganwadi Health centre	01 01 02 01 01
18	Area of non-buildable reservation Setback of D.P. Roads	--

37. The Developer shall pay Rs. 40,000/- per tenement Maintenance Deposit and shall also pay Infrastructural Development charges @2% of ready reckoner rate on prevailing on date of issue of LOI per sq. m. to Slum Rehabilitation Authority as per clause 9.2 of Reg. 33(10) of DCPR 2034.

61. That you shall execute Agreement to lease in consultation with DSLR (SRA) as per SRA Circular no. 195 & also as per Circular No. 106, you shall execute the Lease Deed for Rehab Component and Sale Component before granting CC to the last 10% of the Sale Built up Area of the Scheme.

**c) That additional Conditions below shall also be complied with.**

62) That you shall submit the revised layout approval before plinth C.C. of sale building.

63) That you shall handed over balance tenements after finalization of eligibility from competent authority to Estate Manager (SRA) as PAP tenements before asking OCC rehab bldg.

64) That you shall submit NOC from concerned departments in respect. of Sewerage Treatment Plant (STP).

65) That you shall submit NOC from the Ministry of Environment and Forest before asking for CC beyond 20,000 sq.mt. construction BUA.

66) That you shall maintain rehab building for a period of 3 years from the date of granting occupation certificate as per SRA Circular No. 108.

67) That you shall appoint Project Management Consultant and Third-Party Quality Auditors will be insisted before granting Plinth C.C.

68) That you shall submit revised N.O.C from E.E. (T & C) for parking layout and N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking before granting Further CC to respective buildings.

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- 69) That you shall submit revised CFO NOC before further CC/CC re-endorsement to the respective building.
- 70) That you shall submit registered undertaking stating that a clause shall be incorporated in registered agreement of all prospective buyers stating the common areas shall not be misused at any time in future.
- 71) 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.
- 72) 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.
- 73) The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per cl. 9.1 reg. 33(10) of DCPR-2034 and shall also pay Infrastructural Development charges @ Rs. 2% of Ready reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as decided by the Authority as per cl. 9.2 reg. 33(10) of DCPR-2034.
- 74) 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 condition. The entire responsibility in this regard shall vest with the developer.
- 75) 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.

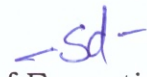


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- 76) That the High-Rise Committee's approval shall be obtained before requesting C.C. for the sale building having height more than 70 mtr. Above ground level.
- 77) That you shall submit prior permission from National Board of Wild life as per letter from Dy. Forest Conservator, Thane Forest Division Dtd. 09/04/2021.

If applicants Society/Developer/Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

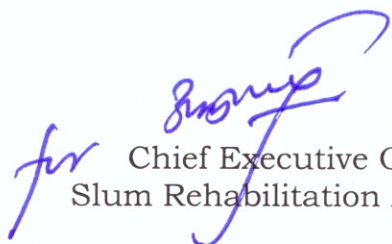
Yours faithfully,

  
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Chief Officer, MHADA
4. Assistant Commissioner, "P/N" Ward, M.C.G.M.
5. Dy. Collector of (Enc & Rem) Malad.
6. Chief Engineer (Development Plan), M.C.G.M.
7. H.E. of MCGM.
8. I.T. Section (SRA), to publish this LOI on SRA website.

  
Chief Executive Officer  
Slum Rehabilitation Authority