



## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1034/MW/ML& STGL/LOI

Date: **26 JUL 2021**

- 1. Architect:** Shri. Sanjiv Hate  
302, Mahalaxmi tower, Caesar Road,  
Amboli, Andheri (W), Mumbai-400058.
- 2. Developer:** M/s. S B Asso. & Construction Co &  
M/s. Grace Gracestone & JMB Asso.  
06, 6<sup>th</sup> floor, Everest Tower, Near Holy family  
Hospital, Hill Road Bandra(W), Mumbai-400050.
- 3. Society:** Jai Hanuman Samarth Nagar Chembur SRA CHS Ltd.  
Chembur SRA CHS Ltd CTS Nos 344 (pt) 350 (pt) & 351  
(pt) of Village Chembur, Sion Trombay Road, Chembur,  
Mumbai 400071.

**Subject :** Revised LOI for implementation of Slum Rehabilitation Scheme with amalgamation and clubbing of slum Rehabilitation Schemes I & II and tenements of

- 1) **Scheme-I :** S.R. Scheme on slum plot bearing CTS Nos 344 (pt) 350 (pt) & 351 (pt) of Village Chembur, Sion Trombay Road, near Priyadarshani, Chembur, Mumbai Suburban District under Reg. 33(10) of DCPR-2034 for Jai Hanuman Samarth Nagar Chembur SRA CHS Ltd (**Now called as S.R. Scheme no.1**)
- Proposed to be clubbing with**
- 2) **Scheme -II :** S.R. Scheme on slum plot bearing C.T.S. No.E/572 of Village Bandra-E, Taluka - Andheri MSD at S V Road, Khar (W), Mumbai Suburban District under Reg. 33(11) of DCPR-2034. (**Now called as S.R. Scheme no.2**)

Ref: No. SRA/ENG/1034/MW/ML& STGL/LOI  
SRA/ENG/DDTP/201/HW//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.

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Administrative Building, AnantKaneKarmarg, Bandra(E), Mumbai- 400051  
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

## SRA/ENG/1034/MW/ML& STGL/LOI

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/1034/MW/ML& STGL/LOI dated 29/06/2020 and SRA/ENG/201/HW/PL/LOI dated 31.07.2012 all the Conditions mentioned in earlier LOI shall be complied with.
3. 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.

### **Revised Parameters after Clubbing of Scheme-I**

#### **(S.R. Scheme no.1):**

Sr. No.	Description	Area (in sq.mt)
1.	Gross plot area for S.R. Scheme	6081.92
2.	Total Deduction for	---
(i)	Non- Buildable reservation	---
	R.G.	72.76
	M△P	94.57
(ii)	Road set-back area	948.37
(iii)	POS as per Reg. 14(A) of DCPR, 2034	86.90
(iii)	Total (i + ii + iii)	1202.60
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034	4879.32
4.	Less deductible RG, if applicable.	Nil
5.	Net area of plot as per clause 3.12 of 33(10) of DCPR 2034.	4879.32
6.	Addition for FSI purpose	948.37 + 86.90 = 1035.27
7.	Total plot area for FSI purpose	5914.59
8.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4.00/ Sanctioned FSI whichever is higher
8a	Incentive FSI : 1:1.05 i.e. more than 0.4Ha. Upto 1.00 Ha. 2020-21: Rs. 79140/- Construction Rate as per R.R. 2020-21: Rs. 30250/-	1:1.05
9.	Total max. BUA permissible on the plot	23658.36
10.	Rehab Built up area (excluding areas under staircase & common passage)	11210.13
11.	Rehabilitation Component (including areas under staircase & common passage, amenities)	15189.31 +637.17 15826.48
12.	Permissible Sale Component 15189.31 X 1.05 = 15948.77	15948.77 -637.17 15311.60
13.	Total BUA sanctioned for the Scheme (10 + 12)	27158.90
14.	Total FSI sanctioned for the scheme (13/1)	4.46
15.	Sale BUA permissible	15948.77
16.	Total BUA consumed on plot	27156.66

17.	FSI consumed on plot	4.46
18.	No. of Eligible slum dwellers to be accommodated in scheme.	Resi. 300 Nos. Comm. 06 Nos. R/C 06 Nos. Total = 312 nos.
19.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	Nil
20.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034.	Prov. Res. 36 Nos. Prov. Comm. 13 Nos. Prov. R/C 1 Nos. Existing Amenities - 02 Religious - 03 Total-55
21.	PTC transferred from Scheme-II to Scheme-I	20 Nos.

4. That you shall submit, NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
5. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
6. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI etc.
7. That the developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. So-1533 (E) dtd. 14.09.2006 before obtaining C.C. as amended from time to time for the scheme with total actual area to be constructed on site having more than 20000 sq. mtr.
8. 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 Dept.
9. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
10. That the developer shall submit the certified Annexure-II for Non Eligible tenements as provisional PAP's before asking OCC Sale Bldg.
11. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
12. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste

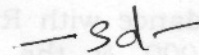


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composter before requesting further CC to sale building under reference and Accordingly , complied with the requirement of SWM of MCGM on site.

13. That you shall submit Registered 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 the Developer.
14. In the event, if any changes are observed in revised scrutiny sheet, Revised LOI shall be taken to that effect.
15. That you shall submit revised Civil Aviation NOC before granting CC beyond permitted height to the bldg u/ref.
16. That Developer shall submit Registered Undertaking stating that said fitness centre shall be handed over to the Society after receipt of OCC and no Commercial use shall be done for fitness centre.
17. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034
18. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.

Yours faithfully,

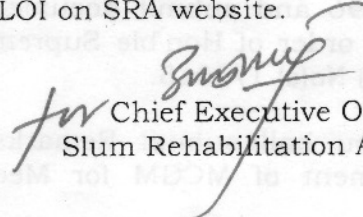


Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. A. C. 'M/W' Ward, M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
4. H.E. of MCGM.
5. I.T. Section (SRA), to publish this LOI on SRA website.

  
Chief Executive Officer  
Slum Rehabilitation Authority