



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/829/HE/MMRDA/LOI

Date:

13 OCT 2022

Architect	:	Shri. Indrajeet Deshmukh
Developers	:	M/s. HDIL 5 th Floor, HDIL Towers, Anant Kanekar Marg, Bandra (E), Mumbai-400 051.
Co-Developer	:	M/s. Budhpur Buildcon Pvt. Ltd. 601, Hallmark Business Plaza, Bandra (E), Mumbai-400 051.
Society	:	Scheme B : Patthar Nagar SRA CHS
Subject	:	Revised LOI for proposed clubbing of Scheme A (Rajeev Gandhi SRA CHS (Prop.) & 7 Others CHS.) with Scheme B (Patthar Nagar SRA CHS) with Scheme C (Hanuman Nagar CHS. & Indiraji Nagar SRA CHS
Reference	:	SRA/ ENG/829/HE/MMRDA/LOI dated 07/01/2011.

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)** for grant of FSI **4.05** (Four point Zero Five) in accordance with Regulation no. 33(10) of DCPR-2034, out of which maximum FSI 4.05 will be allowed to consume for clubbed Scheme in situ subject to final eligibility from competent Authority.

This revised LOI is issued in continuation with earlier LOI issued u/no. SRA/ ENG/829/HE/MMRDA/LOI on dated 07/01/2011. It stands modified subject to the following conditions.

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/829/HE/MMRDA/LOI dated 07/01/2011, all the conditions mentioned therein shall be complied with.
3. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one building of the project then this LOI will remain valid till validity of IOA/CC.
4. 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 hutments etc. The parameters shall be got revised from time to time.

Sr. No.	Particulars	SCHEME-B Slum plot- Patthar Nagar under Reg.33(10) of DCPR-2034
		16439.50
1	Area of Plot	
2	Less area under Reservations	
	i) Proposed Road SetBack	552.11
	Total	552.11
3	Balance plot Area	15887.39
4	AOS as per Reg. 14 of DCPR 2034	381.06
5	Net Plot Area	15506.33
6	Add area under Reservations	
	i) Proposed Road SetBack	552.11
	Total	552.11
7	Plot area for FSI computation	16058.44
8	Permissible FSI	4.00
9	Total BUA permissible	64233.76
10	a. Existing Rehab BUA to be retained (20.90 / 25 sq.mt) constructed as per Reg.33(10) of DCR-1991	33089.14 (27928.74 + 5160.40 of scheme A)
	b. Proposed Rehab BUA under Reg.33(10) of DCPR-2034	29007.20 (888.94 + 28118.26 transferred from scheme A)
	c. Total Rehabilitation Built up area under Reg.33(10) (Resi+ RC + Comm+ Existing Amenity)	62096.34 (28817.68 + 33278.66 transferred from scheme A)
11	Rehabilitation Component under Reg. 33(10) (Including common passage, Amenity) including Existing Bldg. to be retained	77856.38 (36247.21 + 41609.17 transferred from scheme A)
13	iii) Sale component permissible under Reg. 33(10) of DCPR 2034	2968.55 (36247.21 - 33278.66 transferred to scheme A)
14	Total BUA sanctioned for the project	65064.89
15	FSI Sanctioned for the project	4.05
16	Sale BUA permissible in-situ	2968.55
17	Fungible FSI permissible	1038.99
18	Total sale BUA permissible in situ including fungible FSI	4007.55
19	TDR generated	0.00

5. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to

be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

6. That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector by allotting them residential tenements of carpet area of 27.88 sq.mt. and/or residential-cum-commercial of carpet area of 27.88 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 Sq.mt., whichever is less, free of cost and constructing the same as per building specifications/norms/building bye-laws.
7. That S.R. Scheme has been approved taking all slum dwellers into consideration as per *certified slum plan and Draft Annexure-II*, and per provisions of Cl. 3.12 (C) of Regulation no. 33(10) of DCPR-2034, if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum Rehabilitation Scheme then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of rehabilitating non-protected occupants before 1st January 2011. Thereafter remaining tenements if any, shall be used for the purpose of transit tenements or PAP or for pavement dwellers in slum rehabilitation area or non- protected occupants 1st January 2011 from other slums and distribution would be done as per policy decided by the Government of Maharashtra or slum dwellers from other areas and its distribution may be done as per policy decided by Government of Maharashtra. Accordingly, the scheme parameters shall be revised as per final eligibility before approval of last sale building in the S.R. Scheme.
8. That the rehabilitation component of scheme shall include.
 - a) 1292 Numbers of Residential tenements
 - b) 94 Numbers of Commercial tenements
 - c) 14 Numbers of Resi cum Commercial tenements
 - d) 09 Numbers of Balwadi
 - e) 09 Numbers of Welfare Centre
 - f) 21 Numbers of Society office
 - g) 09 Numbers of Library
 - h) 09 Numbers of Yuva Kendra
 - i) 01 Numbers of Community hall
 - j) 08 Numbers of Existing Amenity
 - k) 664 Numbers of of PAP

2130 Total

Amenity tenements to be handed over to Society to use for specific purpose only.
9. That you shall submit layout and get the same approved before requesting Commencement Certificate.
10. That you shall submit the Revised NOC from CFO, NOC from E.E. (T&C) remarks and NOC from Dy. Ch. Eng. (M&E) before asking C.C. for Sale Building.
11. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other


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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 C.C.

12. 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 provisions of Notification issued by Ministry of Environment & Forest Dept.
13. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
14. That the developer shall submit the certified Annexure-II for Non-Eligible tenements as provisional PAP's before asking OCC Sale Bldg.
15. That you shall ensure placement of requisite segregation Centre/organic waste converter (O.W.C) in the scheme consultation with DMC (SWM) /MCGM to avoid dumping of waste into landfill site.
16. That you shall execute a registered agreement to lease deed as per SRA Circular no 195 vide No. CEO/SRA/LA/2020/459 dtd 14/09/2020.

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 DCPR-2034, in the office of the undersigned within 90 days from receipt of this LOI.

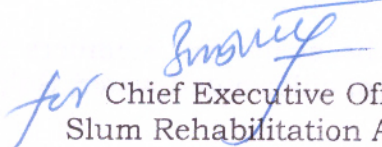
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "H/East" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl./Dy. Collector MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority