



SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/1751/KE/PL/LOI**

Date: **22 NOV 2022**

1. **Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. **Developer** : M/s. Spenta Suncity Pvt. Ltd.,
3 A/B, Rajbahadur Mansion,
20 Ambalal Doshi Marg, Fort,
Mumbai - 400 023.
3. **Society** : Shivbhumi SRA CHS Ltd.

Sub: Revised LOI for partial conversion of scheme as per DCPR-2034 for S.R. Scheme on plot bearing C.T.S No. 330(pt.), 330/136 to 337, 330/350 to 379, 330/394 to 535, 331, 331/1 to 20, 332, 333/1 to 4, 333, 334, 335, 336 and 336/1 to 4 of Village Mogra, Shankarwadi, situated at Western Express Highway, Jogeshwari (East), Mumbai -400 060 for Shivbhumi SRA CHS Ltd.

Ref: SRA/ENG/1751/KE/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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number dtd. 07/03/2018 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 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 huts etc. the parameters shall be got revised from time to time.

SRA/ENG/1751/KE/PL/LOI

The salient features of the scheme:

Sr. No.	Particulars	Now Proposed		
		Slum (Sq.mt)	Non-Slum (Sq.mt)	Total (Sq.mt)
1.	Plot area	19878.40	1845.92	21724.32
2.	Less :			
	i.) Setback/DP Road	15.93	--	15.93
	ii.)Reservation of P.G.	--	785.62	785.62
3.	Balance Plot Area	19862.47	1060.30	20922.77
4.	5% Amenity Open Space	--	--	--
5.	Net plot area	19862.47	1060.30	20922.77
6.	Addition for FSI purpose			
	i. Setback/DP Road	15.93	--	15.93
	ii. Reservation of P.G.	--	785.62	785.62
7.	Plot area for FSI	19878.40	1845.92	21724.32
8.	Permissible FSI on Plot	4 or upto Sanctioned	1.00	--
9.	Additional 50% FSI	--	922.96	922.96
10.	FSI credit available by TDR	--	1845.92	1845.92
11.	Rehabilitation BUA	38887.57	--	38887.57
12.	Areas of Amenities including common passage	15733.65	--	15733.65
13.	Rehabilitation Component	54621.22	--	54621.22
14.	Sale Component (Incentive 1.10)	60083.34	4614.80	64698.14
15.	Total BUA permitted for project	98970.91	4614.80	103585.71
16.	Total FSI permitted for project	4.98	2.50	--
17.	BUA permissible for Sale on plot	60083.34	4614.80	64698.14
18.	Total BUA proposed to be consumed on plot.	98970.91	4614.80	103585.71
19.	FSI in-situ	4.98	2.50	--
20.	TDR generated in the Scheme	--	--	
21.	No. of Tenements to be Rehabilitated		--	
	a. Residential	636		636
	b. Commercial	21		21
	c. Balwadi	09		09
	d. Welfare Center	09		09
	e. Library	04		04
	f. Health Center	04		04
	g. Society office	14		14
22.	Provisional PAP		--	
	a. Residential	102		102
	b. Commercial	37		37
	c. R/C	03		03
23.	PAP	503	--	503

SRA/ENG/1751/KE/PL/LOI

Condition No. 11: The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of ASR to the Slum Rehabilitation Authority.

Additional Conditions:


1. That you shall submit concurrence from concerned department of BMC for proposed re-alignment of 9.15 mt. wide D.P. Road before F.C.C. to Sale building in the layout.
2. That you shall hand over separate plot against reservation of play ground before C.C. to last 25% of sale BUA in the scheme.
3. That you shall submit specific remarks from MMRDA as the plot is falling under Metro Rail alignment or within influence Zone of stations areas thereof.
4. That you shall submit and get revised layout approved before C.C. to sale building in the layout.
5. That you shall handover area under road setback after demarcation from competent authority and submit separate PRC of setback area in the name of MCGM before C.C. to last 25% of sale BUA in the Scheme.
6. 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.
7. That you shall submit the remarks from Ch.E. (M&E) for artificial light & ventilation before C.C. to the respective building.
8. That you shall submit CFO NOC before C.C. to the respective building.
9. That you shall submit the remarks parking layout before C.C. to the respective building.
10. That you shall submit revised MOE&F NOC.
11. That you shall register with RERA Authority as per RERA Act. & submit copy of the same.
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.

SRA/ENG/1751/KE/PL/LOI

13. That all the condition mentioned in the circular issued by GoM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.
14. 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 at the time of IOA.
15. 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.
16. That you shall submit revised NOC from Civil Aviation Authority before C.C. beyond 26.42 mt. to any building in layout.

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

Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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


Chief Executive Officer
Slum Rehabilitation Authority