

**SLUM REHABILITATION AUTHORITY**

No.: SRA/ENG/1409/RS/STGL/LOI

Date:

30 AUG 2021

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. Dharti Nirman Builders & Developers  
Gala compound, haji Bapu Road,  
Opp. Post Office, Malad (East), Mumbai – 400 097.
3. **Society :** 1) Shri Shiv Shakti SRA CHS (Ltd.)  
2) Pandit Nehru SRA CHS (Ltd.)  
3) Karumari Aman SRA CHS (Ltd.)  
4) Bharat SRA CHS (Prop.)

**Subject:** Revised LOI for S.R. Scheme on plot bearing CTS no. 6/A(pt.) of village Malvani and CTS No. 3A/1 (pt.) of village Charkop, S. No. 263(pt.) Bhabrekar Nagar Charkop, Kandivali (W), Mumbai, under regulation 33(10) of DCPR-2034.

**Ref :** SRA/ENG/1409/RS/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to revised LOI dated 05/05/2017 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 SRA/ENG/1409/RS/STGL/LOI dated 05/05/2017 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, eligibility etc. the parameters shall be got revised from time to time.

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

<b>Sr. No.</b>	<b>Particulars</b>	<b>Area in Sq.mt.</b>
1.	Plot area	6181.60
2.	Less : i.) Road Setback area	180.00
3.	Balance Plot Area	6001.60
4.	Deduction for Amenity Open Space	105.03
5.	Net plot area	5896.57
6.	Addition for FSI purpose i.) Road Setback area	180.00
7.	Plot area for FSI	6076.57
8.	Permissible FSI on Plot	4 or upto Sanctioned FSI
9.	BUA permissible on in Situ	--
10.	Rehabilitation BUA	12698.55
11.	Areas of Amenities including common passage	5622.51
12.	Rehabilitation Component	18312.06
13.	Sale Component (incentive 1:1.15)	21058.87
14.	Total BUA permitted for project	33757.42
15.	Total FSI permitted for project	5.56
16.	BUA permissible for sale on plot	21058.87
17.	Spillover TDR generated	--
18.	Spillover TDR already claimed	2859.58
19.	BUA permissible for Sale on plot	18199.29
20.	BUA proposed to be consumed for Sale on plot	18199.29
21.	No. of eligible t/s to be Rehabilitated	
	Residential	293
	Commercial	07
	R/C	01
	Balwadi	02
	Welfare Center	02
	Health Center	02
	Library	02
	Society Office	03
	Community Hall	01
22.	Provisional PAP	
	Residential	27
	Commercial	02
	R/C	01
23.	PAP generated in the scheme	56
	Amenity PAP	02

**Condition No. 11:** The developer shall pay 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of developed land rate as per ASR to the slum rehabilitation Authority.



**Additional Conditions:-**

1. That you shall pay premium towards non-provision of Amenity admeasuring 105.03 sq. mt. before C.C. to wing C & D of rehab building no. 1.
2. That you shall submit CFO NOC as per revised plans for Rehab building no. 1 before asking for C.C. to wing C & D of the building.
3. That you shall submit NOC from E.E.(T&C) MCGM/Parking consultant as per EoDB for parking layout will be insisted before C.C. to wing C & D of the building under reference.
4. That you shall submit NOC from the Electric Supply Co. for planning and location of meter room before granting C.C. to wing C & D of the building under reference.
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 10% of sale BUA in the Scheme.
6. The Amenity Tenements as mentioned in salient features condition shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over/Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over
1	Balwadi	To be handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	
3	Welfare Centre	
4	Health Centre	
5	Library	
6	Community Hall	

7. 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.
8. 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.
9. That you shall submit MOE&F NOC before granting C.C. beyond 20,000 sq. mt.



10. That you shall register with RERA Authority as per RERA Act. & submit copy of the same.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. That proper safety measures like barricading, safety net etc. shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions 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.
17. That the revised layout approval to the S. R. Scheme proposal of Chhatrapati shivaji SRA CHS (Prop.) & Radhe Krishna SRA CHS will be obtained simultaneously.
18. That you shall submit revised CFO NOC from MCGM before OCC to rehab building no. 1.

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.

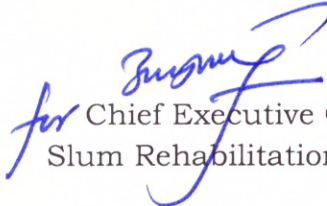
Yours faithfully,

*Sd-*

Chief Executive Officer  
Slum Rehabilitation Authority

**Copy to:**

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "R/S" Ward, M.C.G.M.
3. Addl/Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority

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