



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/906/RC/MHL/LOI

Date:

1. **Architect** : Shri. Mangesh Shripad Sanzagiri  
of M/s. Axis Consultancy,  
102, Sai Niketan, Medano Colony,  
Near Bhagwati Hospital,  
Borivali (West), Mumbai - 400 103.
2. **Developer** : M/s. Shreenath Realtors,  
Om Apartment, 3<sup>rd</sup> Carter Road,  
Borivali (East), Mumbai - 400 066.
3. **Society** : "Om Shivai SRA CHS Ltd."  
Borivali, Mumbai-400 066.

**Sub:** Revised Letter of Intent (LOI) for conversion from DCR 1991 to DCPR 2034 of proposed Slum Rehabilitation Scheme on land bearing C.T.S. No. 215 (pt), 219 (pt), 220 (pt), 221(pt.), 221/1 to 4, 222(pt.), 222/1 to 2, 223 (pt), 223/1 to 2, 224 (pt), 224/1, 224/3, 224/4, 241, 241/1(pt), 2, 4 & 5 (pt), 242(pt), 260 (pt), & 284 (pt) of Village Magathane, Mumbai Suburban District, Borivali, Mumbai-400 066 for "Om Shivai SRA CHS Ltd.".

**Ref:** Earlier Revised LOI issued under even number dtd. 18/01/2017 & 30/11/2017.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on land bearing C.T.S. No. 215 (pt), 219 (pt), 220 (pt), 221(pt.), 221/1 to 4, 222(pt.), 222/1 to 2, 223 (pt), 223/1 to 2, 224 (pt), 224/1, 224/3, 224/4, 241/1(pt), 2, 4 & 5 (pt), 242(pt), 260 (pt), & 284 (pt) of Village Magathane, Mumbai Suburban District, Borivali, Mumbai-400 066 for "Om Shivai SRA CHS Ltd.", this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned FSI 3.876 (Three Point Eight Seven Six) in accordance with provisions of Reg. 33(10) of D.C.P. Reg. 2034 & maximum in-situ FSI of 3.876 shall be allowed to be consumed, subject to the following conditions.

This LOI is issued in continuation with the earlier Letter of Intent (LOI) issued under even number dated 04/01/2005 and Revised Letter of Intents issued under even number dated 18/01/2017 & 30/11/2017 and stands modified with respect to the conditions mentioned herein below:

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1. That you shall accommodate eligible slum dwellers subsequently held eligible in the scheme in 99 numbers of Residential provisional PAP tenements, 10 numbers of Residential cum Commercial, 28 numbers of commercial tenements proposed in Rehab & Composite Building and balance tenements if any alongwith & 134 numbers of Regular PAP tenements shall be handed over to Estate Department of SRA within 3 months of full OC to Rehab tenements in the layout.
12. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

Sr. No.	Description	Revised parameter
1.	Total plot area	16191.30
2.	Less Area of buildable D.P. Reservation	--
(a)	D.P. Road & Setback area (187.77 + 2102.85)	2290.62
(b)	Mun. Primary School	929.67
(c)	Garden	24.72
(d)	Total deduction (a+b+c)	3245.01
3.	Balance area of plot (1-2)	12946.29
4.	Deduction for 15% RG or POS (if applicable)	N.A.
5.	Net area of plot	12946.29
6.	Addition for FSI purpose	--
7.	2(a) above 100%	2290.62
	2(b) above 100%	929.67
	2 (c) above 100%	24.72
	Total of 2(a : c)	3245.01
8.	Total plot area for FSI purpose	16191.30
9.	Min. FSI permissible on plot	4.00 or sanctioned whichever is higher
10.	Min. BUA permissible on plot	64765.20
11.	Rehab Built up area for FSI purpose	26041.69
12.	Area of common passage & amenity tenements	6679.73
13.	Rehabilitation Component	32721.42
14.	Sale Component	--
i)	Incentive BUA in lieu of Rehab Component	35993.56
ii)	Incentive BUA in lieu of Mun. Primary School	725.85
iii)	Total incentive Sale BUA permissible on plot [sum of 14(i) & 14(ii)]	36719.41
15.	Total BUA sanctioned for the scheme (Rehab + Sale)	62761.10
16.	Total FSI sanctioned for the scheme.	3.876
17.	In-situ sale BUA permissible on plot	36719.41
18.	Total in-situ BUA permissible on plot	62761.10

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19.	In-situ FSI permissible on the plot	3.876
20.	No. of slum dwellers to be accommodated	757 Nos
21.	No. of PAP tenements generated in the Scheme	134 Nos.
22.	Setback area of proposed 18.30 mt. wide D. P. Roads (2 nos.) to be handed over to MCGM at free of cost	2290.62
23.	Plot area of Mun. Primary School to be handed over to MCGM at free of cost	1100.74
24.	Spill over TDR, if any	Nil

28. That Rehabilitation Component of Scheme shall include,

Sr. No.	Type of structure	Regular Tenements	Provisional Tenements	Total
1	Residential	537	99	636
2	Res-cum-commercial,	33	10	43
3	Commercial	48	28	76
4	Welfare Centre	04	--	04
5	Society office	08	--	08
6	Balwadi	04	--	04
7	Library	04	--	04
8	Woman entrepreneurship	04	--	04
9	Community Hall	01	--	01
10	Existing Amenity	01		01
11	Regular PAP	134	--	134

29. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at rate of 2% of Ready Reckoner on additional built up area beyond zonal FSI to the Slum Rehabilitation Authority as per Reg. 33(10) of DCPR 2034.

All other conditions maintained in earlier LOI issued under even number dated 04/01/2005 & Revised LOI dated 18/01/2017 & 30/11/2017 are intact & the same shall be complied with at requisite in addition to the following conditions.

51. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.

52. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.

53. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.

54. 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



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(Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.

55. That you shall submit the copy of registration certificate from MAHA- RERA Authority for this office record.
56. That proper safety measures like barricading, safety net etc. shall be taken 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.
57. That the developer shall ensure the compliance of provisions of Building & Other Constructions Workers (Regulation & Employment and Condition of Service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in IA 127961/2018 in SWM (C) No(s) 1/2015.
58. That you shall submit R.L. demarcation from A.E.(Survey) / A.E.(DP) of MCGM for 18.30 mt. wide D.P.Road before granting C.C. of Composite Building No. 5 in the layout & handing over of road setback area & separate PRC in the name of MCGM shall be submitted before granting C.C. to last 25% sale BUA in the scheme.
59. That you shall submit concurrence from Municipal Architect or MCGM for planning, design, specification of buildable reservation of Mun. Primary School (RE 1.1) reservation before requesting C.C. to respective building and you shall hand over the built up premises along with separate PR Card in the name of MCGM before requesting C.C. to last 25% sale BUA in the scheme.
60. That you shall hand over 24.72 sq.mt. area under Garden reservation to MCGM simultaneously Mun. Primary School (RE 1.1) along with separate PR Card in the name of MCGM before requesting C.C. to last 25% sale BUA in the scheme.
61. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme. It should be restricted upto the sanctioned BUA by MOEF/EIA.
62. That you shall submit certification of DSLR(SRA) for newly added area before asking any C.C. in the layout.

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63. That the Arithmetical error if any revealed at any time shall be corrected on either side.
64. That you shall submit Agreement to lease before asking plinth C.C. of sale Building.

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

Yours faithfully,

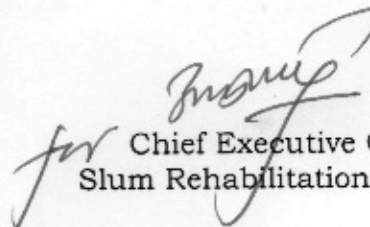
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, M.C.G.M.
2. Collector, Mumbai Suburban District,
3. Assistant Commissioner, "R/C" Ward, MCGM,
4. Chief Officer, Mumbai Board, MHADA,
5. Chief Engineer Development Plan, M.C.G.M.,
6. Deputy Collector (SRA),
7. Hydraulic Engineer, MCGM,
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website and report compliance.

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority