



Slum Rehabilitation Authority

No.: SRA/ENG/997/FN/STGL/LOI

Date: **21 SEP 2021**

1. **Architect** : Shri. Mukesh Bahadur,
of M/s. Consultants Combined,
B-101, Manek Kunj (Meghwadi),
Dr. S. S. Rao Road, Lalbaug,
Parel, Mumbai – 400 012.
2. **Developer** : M/s. M.M. Developers – Shanti Nagar
CST Road, Kurla (W),
Mumbai – 400 070
3. **Society** : “Shanti SRA CHS Ltd.”

Sub: Issue of Revised LOI- Proposed S. R. Scheme under Reg. 33(10) of DCPR 2034, on plot bearing C.S. No. 6 (pt) of Salt pan division, Wadala (E), Mumbai – 400 037, For : Shanti SRA CHS Ltd. in “F/North” Ward.

Ref: SRA/ENG/997/FN/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by you, in principle approval to the S. R. scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions, as per the provisions of DCPR 2034, is hereby issued.

This LOI is issued in continuation with earlier LOI issued under even number SRA/ENG/997/FN/STGL/LOI dtd. 02.06.2010 & Revised LOI dtd. 29.08.2012 and stands modified with respect to the conditions approved earlier and subject to the following amended conditions:-

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai 400 051.
Tel.:2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457, Email: info@sra.gov.in

18. 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.

The salient features of the scheme are as under:

| Sr. No. | Particulars | Proposed area As per DCPR 2034 (in Sq.Mt.) |
|-----------|--|--|
| 1. | Area of Slum plot | 4080.73 |
| 2. | Deduction for i. Road set back ii. BBD reservation (611.68/4.00) | 899.24 152.92 |
| 3. | Net Area of Plot (1-2) | 3028.57 |
| 4. | Addition for FSI purpose. i. Road set back ii. BBD reservation (611.68/4.00) | 899.24 152.92 |
| 5. | Total plot Area for FSI purpose | 4080.73 |
| 6. | Max. permissible FSI | 4.00 or sanctioned FSI |
| 6a. | Incentive FSI, as per sub clause 3.2 of 33 (10) (VIII) | 1:1.15 |
| 7. | Max. permissible BUA Area in situ (5 x 6) | -- |
| 8. | Rehab Built Up Area | 9031.62 |
| 9. | Passage & amenity BUA | 2,838.90 |
| 10. | Rehab Component (8+9) | 11,870.52 |
| 11. | Sale component (10 X 1.15) | 13,651.10 |
| 12. | Total BUA sanction for project (8+11) | 22,682.72 |
| 13. | FSI sanction for project (12/5) | 5.558 |
| 14. | Sale BUA permissible & proposed in situ | 12,700.00 |
| 15. | Total BUA proposed in situ (8 + 14) | 21,831.62 |
| 16. | Total FSI sanction/consumed in situ (15/5) | 5.35 |
| 15. | TDR generated (11 - 14) | 951.10 |
| 15a. * | Incentive Sale BUA/TDR in lieu of BBD reservation | 610.53 * 1561.63 |

* Incentive Sale BUA/TDR will be release subject to handing over of BBD reservation.

29 :- That the Rehabilitation Component of scheme shall include.

| | | |
|----|-----|-----------------------------|
| a) | 122 | Rehab Residential tenements |
| b) | -- | Rehab Commercial tenements |
| c) | 148 | Provisional PAP – Resi. |
| d) | 13 | Provisional PAP – Comm. |
| e) | 01 | Provisional PAP – R/C |
| f) | 01 | Balwadi |
| g) | 01 | Welfare Centre |
| h) | 03 | Society office |
| i) | 01 | Amenity – 1 |
| j) | 01 | Amenity – 1 |
| k) | 01 | Community Hall |

38. The Developer shall pay Rs. 40,000/- per tenement proposed as per DCPR 2034 towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges for BUA as per DCPR 2034 at 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.

- That the following additional conditions shall be complied with:-

1. That you have to comply with the MAHA RERA act time to time and submit the compliance to this office.
2. The agreement of END USERS to the effect that SRA & it's officers shall not be held responsible in case of mechanical failure of the Mechanized parking spaces in future and SRA, as well as it's officers shall be indemnified by the Developer for probable mechanical failure.
3. That the work shall not be carried out between 10.00 pm. to 6.00 am. only in accordance with rule 5 A (3) of noise pollution (Regulation & control) Rules 2000 and the provision of notification issued by Ministry of Environment & Forest department.
4. 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.
5. That you shall submit NOC from MOEF Dept. before CC beyond 20,000 sq.mt. construction of Rehab component, as per circular dtd. 09/12/2016 of Environment dept. Govt. of Maharashtra.
6. That you shall executing Tripartite agreement between Developer, Society & service providers for electro mechanical maintenance of lifts, pumps, fire fighting devices, parking tower etc. & at the cost of Developer for period of 10 years.
7. That you shall register the construction workers as per the building & other construction workers Act. 1996 with commissioner of Labor GOM as per Hon. Supreme Court order dtd. 26.09.2018.
8. 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.
9. That you shall submit the concurrence from the concerned Authority for buildable reservation of R.T. 1.4 (Best Bus Facilities) before requesting for CC beyond plinth level for sale wing, the parking provisions as required by them will be provided in the S.R. scheme & submit Indemnity Bond indemnify SRA & its staff for the same.
10. That you shall submit agreement to lease before asking further CC to sale wing.

If you are agreeable to all these, above conditions, you may submit proposal for approval of amended plans, consuming full sanctioned F.S.I. for Composite 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

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

Copy to:

1. Assistant Commissioner, "F/N" Ward, M.C.G.M.
2. Addl./Dy. Collector of Mumbai City
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.
6. D.S.L.R. (SRA)

for *Singh*
Chief Executive Officer
Slum Rehabilitation Authority