



SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/2435/MW/MHL,STGL/LOI**

Date:

13th AUG 2022

1. **Architect** : Shri Rajendra U. Pagnis of
M/s. Pagnis & Pagnis.,
101, 1st floor, Om Swami Anand Building,
D. L. Vaidya Road,
Dadar (W), Mumbai-400 028.
2. **Developer** : M/s. Darshan Properties.
16A/16B, Raghuvanshi Mansion,
2nd Floor, Raghuvanshi Mills Compound,
Senapati Bapat marg, Lower Parel (W),
Mumbai – 400 013.
3. **Society** : Raj Rajeshwari SRA CHS (Prop.)
Pestom Sagar SRA CHS (Prop.)

Sub : Revised LOI for proposed S.R. Scheme on plot bearing C.T.S. No. 638, 638/1 to 10 for 'Raj Rajeshwari SRA CHS (Prop.) & plot bearing C.T.S. No. 639 for Pestom Sagar SRA CHS (Prop.)', of Village – Chembur, at Seva Nagar, Pestom Sagar Road no.4, Chembur, Mumbai- 400089.

Ref: Earlier LOI issued u/no. SRA/ENG/2435/MW/MHL,STGL/LOI dated 22.02.2021.

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme 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)** as per the provision of Regulation 33(10) of DCPR 2034, subject to the following conditions.

In continuation to the earlier LOI conditions dated 22.02.2021 (excluding conditions no. 3,27,29 & 30), following additional conditions are applicable.

The silent features of the scheme are as under :

Sr. No.	Particulars	Scheme Parameters as per proposed plan In Sq. Mtr.
1)	Plot Area	1733.100
2)	Deduction for:	
	1)Area not in procession	13.270
	2) Area under Road set back	102.540
	Total	115.810
3)	Net Plot	1617.290
4)	Addition	
	Area under Road set back	102.540
	Total	1719.830
5)	Plot Area For FSI purpose	1719.830
6)	Rehab BUA	3755.877
7)	BUA For Balwadi, Soc. Off., Welfare Centre, Skill Development centre, Library, Existing eligible Religious Structure Church & Common Passage	1568.401
8)	Rehabilitation Component	5324.278
9)	Sale Component permissible as per Reg. 33(10) under serial no. VIII clause 3.8 of DCPR 2034 Basic Ratio: - <u>Land Rate of Open Land for FSI</u> Rate of Construction in respect of RCC Construction i.e. $\frac{\text{Rs.69360/-}}{\text{Rs. 30,250/-}} = 2.29$ In this case, the plot area is 1733.100sq.mts. as such it is upto 0.4 ha. And also, the basic ratio is Above 2.00 and upto 4.00 as such the incentive FSI is 1.00. The calculation of Sale component is as under : - Rehab Component X 1.00 i.e. 5324.278×1.00 = 5324.278 sq.mts.	5324.278

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10)	Total BUA approved for the Scheme	9080.155
11)	Permissible FSI in situ sanctioned for the scheme on plot as per (VIII) clause 3.8 & 3.12 of Regulation 33 (10) i.e. 10/3	5.279
12)	Nos. of slum dwellers to be accommodated	
	A) <u>Eligible Tenements</u> :	
	i. Residential Tenements: -	94
	ii. Commercial Tenements: -	<u>08</u>
	Total of 'A': -	102
	B) <u>Provisional PAP</u> :	
	i. Residential Tenements: -	13
	ii. Commercial Tenements: -	<u>03</u>
	Total of 'B': -	16
	C) Existing eligible Religious Structure (Church): 'C'	01
	Total of A + B + C : -	119
	D) <u>Amenity</u> : -	
	i. Balwadi :-	01
	ii Welfare Centre: -	01
	iii. Society Office: -	02
	iv. Library: -	01
	v. Skilled Development Centre: -	<u>01</u>
	Total: -	06

1. That you shall submit NOC/ consent from committee members of Religious Structure i.e. Church regarding proposed location of Church before asking plinth C.C. to Church portion of Composite building.
2. That you shall submit NOC from CFO and Police Commissioner Mumbai as per Reg.18(i) of DCPR 2034 before asking for plinth C.C. to Church portion of Composite Building.
3. That the Registered Undertaking from the Developer shall be submitted for not misusing pocket terrace and basement.
4. That you shall provide electric charging points for battery operated vehicle at parking space of Composite building.
5. That you shall submit fresh P.R. Card in the name of MHADA of plot bearing CTS no. 638, 368/1 to 10 before requesting O.C.C. to Rehab wing of Composite building.

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6. That you shall submit NOC's / Remarks as applicable from following concerned authority at following mentioned stages;

Sr. No.	NOC's	Stage of Compliance
1	Revised CFO from MCGM	Before Further C.C. of Sale wing of Composite building.
2	Dy. Ch. Eng. (SWD) E.S.	Before C.C. of Sale wing of composite building.
3	Dy. Ch. Eng. (S.P.) (P & D)	Before further C.C. of Sale wing of composite building.
4	BEST / TATA / Reliance Energy / MSEB / Electric Co. for Electric Substation & Meter Room.	Before Further C.C. of Sale wing B of composite building.
5	E.E. (T&C) of MCGM/ Consultant for Parking Layout	Before further C.C. of sale wing of composite building.
6	Ch. Eng. (M&E) of MCGM / Consultant for mechanical light and ventilation shaft	Before further C.C. of sale wing of composite building.

Yours faithfully,

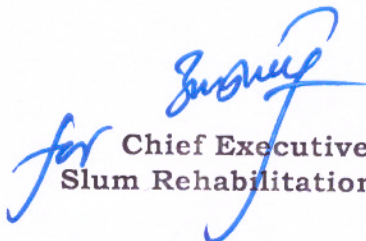
-sd/-

**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. M.C., MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Chief Officer, MHADA.
4. A.C., "M/W" Ward, M.C.G.M.
5. Ch.Eng. (D.P.), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
7. H.E. of MCGM.
8. I.T. Section (SRA), to publish this LOI on SRA website.


**for Chief Executive Officer
Slum Rehabilitation Authority**