



SLUM REHABILITATION AUTHORITY

SRA/ENG/1412/KE/ML/LOI

13 APR 2023

1. **L.S.** : Shri. Suyog Shet of Mitie Designers & Planner Pvt. Ltd.
D-2, Chitrapoor CHS., 27th Road, Bandra(W),
Mumbai-400050.
2. **Developer** : M/s. Starwing Real Estate Company.
501, Kaatyayni Business Centre,
Opp. Mahakali Caves Road, MIDC,
Marol Bus Depot, Andheri (E), Mumbai- 400 093.
3. **Society** : "Shivaji Nagar CHS. (Prop.)"
Plot bearing C.T.S. Nos. 47, 48, 51/A, 52, 53/A, 1702 of
Village Marol (Survey No. 156/7 (Pt.) & 156/11 (Pt.),
Shivaji Nagar, Andheri (E), Mumbai 400 059 in K/E ward
of MCGM under Reg. 33(10) of D.C.P.R.-2034.

Subject : Revised LOI For Proposed S. R. Scheme on plot bearing proposed S.R. Scheme on Plot bearing C.T.S. Nos. 47, 48, 51/A, 52, 53/A, 1702 of Village Marol (Survey No. 156/7 (Pt.) & 156/11 (Pt.), Shivaji Nagar, Andheri (E), Mumbai 400 059 in K/E ward of MCGM under Reg. 33(10) of D.C.P.R.-2034.

Ref : SRA/ENG/1412/KE/ML/LOI

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant in Continuation to earlier LOI date 12/11/2020, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 03 (Three) months. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. 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.	Description	Proposed parameters as per D.C.P.R.- 2034
1.	Gross plot area for S.R. Scheme	13,248.98
2.	Total Deduction for	
(i)	• 9.15 mt. wide existing Road	147.00
	• 18.30 mt. wide Proposed D.P. Road	72.55
(ii)	Amenity as per Reg. 14(A) of D.C.P.R.-2034	288.75
(iii)	Total [1- (i + ii)]	508.30
3.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R.- 2034.	12,740.68
4.	Addition for FSI purpose	219.55
5.	Total plot area for FSI purpose	12,960.23
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of D.C.P.R.- 2034	4.00/ Sanctioned FSI, which ever is higher.
7.	Incentive FSI: 1:1.10 i.e. more than 01 Ha. in Shivaji Nagar SRA CHS Ltd. Land Rate as per R.R. 2020-21: ₹69,410/- for scheme. Construction Rate as per R.R. 2020-21: ₹30,250/- for scheme LR/RC ratio = 69410/30250 = 2.29 (As per LOI Dated 12.11.2020)	1:1.10
8.	Rehab Built up area (excluding areas under staircase & common passage)	31,295.99
9.	Rehabilitation Component	38,988.34
10.	Permissible Sale Component (38,988.34 x 1.10)	42,887.17
11.	Sale BUA proposed in-situ	42,887.17
12.	Total BUA proposed to be consumed in-situ	74,183.16
13.	FSI proposed to be consumed/ in-situ	5.72
14.	Spill over TDR generated in the scheme	Nil
15.	No. of Eligible slum dwellers to be accommodated in scheme.	
	Eligible Rehab Residential	905 Nos.
	Eligible Rehab Comm.	19 Nos.
	Eligible Rehab Resi. Cum Comm.	35 Nos.
	Eligible Existing Amenity	06 Nos.
16.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of D.C.P.R.- 2034.	Nil
17.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of D.C.P.R.- 2034.	
	Provisional PAP Residential	12 Nos.
	Provisional PAP Commercial	01 Nos.
	Provisional PAP Resi. Cum Comm.	03 Nos.
	Non-eligible Religious structure & Existing Amenity	02 Nos.

4. 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.
5. That the rain water harvesting system should be installed/ provided as per the direction of U.D.D. Govt, of Maharashtra under No.TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
6. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533(E) dtd.14/09/2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000 sq.mt.
7. 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.
8. Concurrence from MCGM should be taken for Amenity as per Reg. 14(A) before requesting last 25% C.C. of sale portion.

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

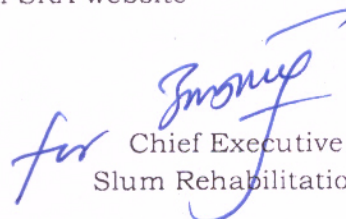
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K-E" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
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


for Chief Executive Officer
Slum Rehabilitation Authority