



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1395/RS/MHL/LOI.

Date:

31 MAY 2022

1. **Architect :** Smt. Leena Churi of M/s Innovations,
B/105,106, Shivam Square,
Sahar Road, Andheri (East),
Mumbai -400069.
2. **Developer :** M/s. Shivam Developers.
218, Prem Baug, 1st floor,
Sir Bhalchandra Road,
Matunga (C. R.), Mumbai-400 019.
3. **Society :** 1) Shri Safalya Shejjar Samittee C.H.S. Ltd.
2) Shri Saikrupa Shejjar Samittee C.H.S. Ltd.
3) Shri Sagar Shejjar Samittee C.H.S. Ltd.
4) Shri Prabhat Shejjar Samittee C.H.S. Ltd.
5) Shri Datta krupa C.H.S. Ltd.
6) Utkarsh Shejjar Samittee C.H.S. Ltd.
7) Pathan Chawl Committee C.H.S. Ltd.
8) Sai Darshan Ganga Darshan CHS (Prop)
9) Shri Laxmi CHS (Prop),
10) Shantiniketan CHS (Prop)
11) Sarvodaya CHS (Prop)
12) Mamta CHS (Prop)
13) Shiv Pragati CHS (Prop),
14) Sukhsagar CHS (Prop) &
15) Laxmi Krupa CHS (Prop)

Sub.: Issue of Clubbing Revised LOI for the Slum Rehabilitation Scheme under reg. 33(10) of DCPR 2034 on the slum plot Bearing part of C.T.S. No. 163-A of Village Akurli, Kandivali (East), Mumbai, for "1) Shri Safalya Shejjar Samittee C.H.S. Ltd. 2) Shri Saikrupa Shejjar Samittee C.H.S. Ltd. 3) Shri Sagar Shejjar Samittee C.H.S. Ltd. 4) Shri Prabhat Shejjar Samittee C.H.S. Ltd. 5) Shri Datta krupa C.H.S. Ltd. 6) Utkarsh Shejjar Samittee C.H.S. Ltd. & 7) Pathan Chawl Committee C.H.S. Ltd. " & 8) Sai Darshan Ganga Darshan CHS (Prop) 9) Shri Laxmi C.H.S. (Proposed), 10) Shantiniketan CHS (Prop) 11) Sarvodaya CHS (Prop) 12) Mamta CHS (Prop) 13) Shiv Pragati CHS (Prop), 14) Sukhsagar CHS (Prop) & 15) Laxmi Krupa CHS (Prop) (Scheme 1) [being clubbed with Slum Rehabilitation Scheme on the slum plot Bearing part of C.T.S. No. 163-A of Village Akurli "Om Sai Krupa & Sai Shraddha SRA C.H.S. LTD". (Scheme 2)]

Ref.: SRA/ENG/1395/RS/MHL/LOI. dated 24.06.2020

SRA/ENG/1395/RS/MHL/LOI

Gentlemen/Madam,

With reference to the above mentioned Slum Rehabilitation Scheme and 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 subject to the following conditions.

1. This Revised Letter of Intent is issued in continuation with the Letter of Intent issued under even dtd. 24.06.2020 and conditions mentioned therein will be continued,
2. 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 document.
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, PAP etc. the parameters shall be got revised from time to time.

Sr No	Details	Area
1	Area of the plot	63918.35
2	Deductions for	
	a. Proposed Road D.P. Road.	3753.57
	b. R.G. (Now shown as Garden/Park in DP 2034)	0
	c. P.G.(R.O.S. 1.4)	856.49
	d. Park (R.O.S. 1.5)	1387.77
	e. MAP	241.25
	f) SAS	241.25
	g) Retail Market	103.65
	W90h) Dhobi Ghat	Nil
	Total	6583.98
3	Balance Plot Area	57334.37
4	Deduction for 15% RG (if applicable)	Nil
5	Net area of plot (3-4)	57334.37
6	Additions for	
	a. Proposed Road D.P. Road.	3753.57
	b. R.G.	0
	c. P.G.	856.49
	d. Park	1387.77
	e. MAP	241.25
	f) SAS	241.25
	g) Retail Market	103.65
	h) Dhobi Ghat	Nil
	Total	6583.98
7	Total area of plot for FSI purpose (5+6)	63918.35
8	Maximum FSI permissible on plot	3.00/ or sanctioned
9	Maximum Built up Area permissible on plot (7 x 8)	N.A.

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10	Rehabilitation BUA for FSI purpose	96855.63 [103323.69- 6468.06] [BUA of Scheme 1-BUA transferred to Scheme 2)
11	i. Area of common passage. ii. B.W./W.C./S.O/Yoga/Lib.	30324.33
12	Rehabilitation Component (10+11)	127179.96 (135101.84- 7921.88) [Comp of Scheme 1)-Comp transferred to Scheme 2)
13	Sale Component	161835.18 [155367.12 + 6468.06]
14	Built up area in lieu of construction of	
	i. Retail Market	208.29
	ii Municipal & Primary and Secondary School	969.89
	iii Total	1178.18
15	Total BUA sanctioned for the project [10+13 + 14 (iii)]	259868.99
16	Total FSI permitted for project (14/7)	4.07
17	BUA permissible for sale on plot in situ. [13+15(iii)]	163013.36
18	No. of eligible Slum Dwellers to be re- accommodated.	2099
19	PAP t/s considered against non-eligible tenements	362 (553 - 191 transferred to scheme 2)
20	No. of regular PAP generated in scheme.	561
21	Amenity structures i.e. B/W, W/C, S/O prop.	78 (84 - 6 transferred to scheme2) + Community Hall

4. That developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above shall be handed over to the any designated Govt. Authority, each carpet area 27.88 sq. mtr. for PAP free of Cost.

The PAP tenements shall be marked as a PAP Tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

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5. The Amenity Tenements as mentioned in salient features condition no. 3 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	Aanganwadi/ Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Yogalaya	Handed over to the slum dwellers society.
5	Library	Handed over to the slum dwellers society.
6	Community Hall	Handed over to the slum dwellers society.

6. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
7. That you shall submit NOC from Police Commissioner for proposed religious structure in S. R. Scheme u/ref.
8. That the C.C. equivalent to the area of 1178.18 sq. mtr. in lieu of cost of construction against handing over of built up amenity will be released only after handing over of Retail Market & Municipal & Primary & Secondary School to the MCGM/Competent Authority.

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 modified D.C. Regulation of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

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

Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

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

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


Chief Executive Officer
Slum Rehabilitation Authority