

**SLUM REHABILITATION AUTHORITY**

**No. SRA/ENG/1578/PN/PL/LOI**

Date:

**28 DEC 2023**

**To,**

**Architect**

: Ms Leena Churi

**M/s Essaar Group**

B – 105, 106, Shivam Square,  
Sahar Road, Andheri (West), Mumbai – 69.

**Developer**

: **M/s. New Ajmera Construction & Developers**

**J/V with M/s Reliance Construction Company**

Amann Group, Juhu Azad Nagar CHS, 1<sup>st</sup> Floor.  
C. D. Barfiwala Road, Near New India Colony,  
Andheri (West), Mumbai – 58.

**Society**

: **M/s Shane Rehmat SRA CHS (Prop.)**

**Subject:**

Grant of Revised LOI for Proposed Development under Regulation 33(10) & 32 of DCPR 2034 on Plot bearing Part of CTS No. 738/B/1/A of village Malad (E), at Rani Sanit Marg, Malad (E), Mumbai, in P/North Ward.

**Ref:**

**SRA/ENG/1578/PN/PL/LOI**

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Schemes and on the basis of documents submitted by applicant, this office is pleased to issue this Revised **Letter of Intent (LOI)** for Clubbing of the S. R. Scheme under Regulation 33(10) & Regulation 30 in P/N Ward (Scheme u/r) with S. R. Scheme under Regulation 33(11) in K/W ward (Scheme - 3), & S. R. Scheme under Regulation 33(11) in H/W ward (Scheme - 3), subject to the following conditions:

- A. That this LOI is issue in continuation with the earlier sanctioned LOI under even No. dated 09/03/2020 & 16/02/2023. Conditions mentioned in the said LOIs shall be continued.
- B. The Condition No. 3 of the LOI dated 09/03/2020 & 16/02/2023 is modified as follows:  
That the built-up area, shall be as per following scheme parameters at the clubbed schemes. In the event of change in area of plot, Nos of eligible huts etc. the parameters shall be updated from time to time.



**The salient features of the scheme are as under:**

Sr. No.	Description	Proposed Revised Parameters (In Sq.Mts.)		
		Slum Reg. 33(10)	Non-Slum Reg. 30	TOTAL
1	Plot area considered for F.S.I. purpose	3078.90	216.30	3295.20
2	Less: Deduction for Widening of Road etc.	253.23	73.06	326.29
3	Net area of plot [1 - 2]	2825.67	143.24	2968.91
4	Deduction for amenities as per Reg. 14(A)	N.A.	N.A.	---
5	Balance plot area	2825.67	143.24	2968.91
6	Addition (for FSI) - Setback	253.23	N.A.	253.23
7	Plot area for FSI (3+4)	3078.90	143.24	3222.14
8	FSI permissible in situ	Restricted to Sanctioned FSI	1.00	---
9	Additional FSI for Non-Slum Plot			
	a. 50% FSI by Charging Premium as per Table 12 of Reg. 30 read with Regulation 32 of DCPR 2034.	N.A.	71.62	71.62
	b. Permissible TDR as per Table 12 of Reg. 30 read with Regulation 32 of DCPR 2034	N.A.	128.92	128.92
	Total Additional FSI/BUA	N.A.	200.54	200.54
10	Total BUA (Min) Permissible for the Scheme [(7x8) + 9]	--	343.78	--
11	Rehab BUA proposed for FSI as per 3.12/A & C	6120.53	--	6120.53
12	Area under Passages & Amenities	2454.70	--	2454.70
13	Rehabilitation component proposed for FSI as per 3.12/A & C	8575.23	--	8575.23
14	Sale Component/BUA Permissible in situ with Incentive of 1:1.10	9432.75	--	9432.75
15	Total B.U.A. Permissible for the project [11 + 14]	15553.28	343.78	15897.06
16	F.S.I. allowed for the project [15/7]	5.05	2.40	--
17	Sale BUA Permissible in Scheme	9432.75	343.78	9776.53
18	Sale BUA to be transferred to S. R. Scheme u/reg. 33(11) under No. K-W/PVT/0177/20230120	939.78	--	939.78
19	Sale BUA proposed to be transferred to Scheme u/reg. 33(11) under No. K-W/PVT/0177/20230120	3535.65	--	3535.65
20	Sale BUA proposed to be transferred to Scheme u/ref under No. K-W/PVT/0110/20230704	1689.90	--	1689.90




	of PTCs of above Schemes [18 + 19 + 20]			
22	PTC BUA transferred from S. R. Scheme under No. K- W/PVT/0177/20230120	939.78	--	939.78
23	PTC BUA transferred from S. R. Scheme under No. K-W/PVT/0187/20230807	3535.65	--	3535.65
24	PTC BUA transferred from S. R. Scheme under No. H- W/PVT/0110/20230704	1689.90	--	1689.90
25	Total PTC BUA transferred in the Scheme [22 + 23 + 24]	6165.33	--	6165.33
24	Balance Sale BUA for the Scheme [17 – 25]	3267.42	343.78	3611.20
24	T/S Proposed in the Scheme under Reg. 33(10)			
a.	Eligible T/s			
	1. Residential	60 Nos	--	60 Nos
	2. Commercial	45 Nos	--	45 Nos
	3. Resi – Comm	02 Nos	--	02 Nos
b.	Provisional PAP as per 3.12/C			
	1. Residential	28 Nos	--	28 Nos
	2. Commercial	29 Nos	--	29 Nos
	3. Resi – Comm	01 No	--	01 No
c.	PAP T/s as per 3.12/A	50 Nos	--	50 Nos
d.	Amenities as per Clause 8.1			
	1. Balwadi	01 No	--	01 No
	2. Welfare Center	01 No	--	01 No
	3. Library	01 No	--	01 No
	4. Yogalaya	01 No	--	01 No
	5. Society Office	02 Nos	--	02 Nos
25	T/S Proposed in the Scheme under Reg. 33(11)			
a.	PTC T/s – Residential	21 Nos + 90 Nos + 41 Nos = 152 Nos	--	152 Nos
b.	Amenities as per Clause 8.1			
	1. Balwadi	01 No + 01 No + 01 No = 03 Nos	--	03 Nos
	2. Welfare Center	01 No + 01 No + 01 No = 03 Nos	--	03 Nos
	3. Library	01 No + 01 No + 01 No = 03 Nos	--	03 Nos
	4. Yogalaya	01 No + 01 No + 01 No = 03 Nos	--	03 Nos
	5. Society Office	01 No + 01 No + 01 No = 03 Nos	--	03 Nos

C. Additional Contion No. 1 of LOI dated 16/02/2023 is modified as follows:

That, you shall handover (21 + 90 + 41) 152 Nos of PTC tenements and (05 + 05 + 05) 15 Nos of Amenities to Competenet Authority before issue of OC to the equivalant Sale BUA in clubbed Schemes, i.e. Scheme under No. K-W/PVT/0177/20230120; K-W/PVT/0187/20230807 & H-W/PVT/0110/20230704 respectively.

If applicant Society/Developer/Architect are agreeable to all these above conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034, in the office of the Slum Rehabilitation Authority.

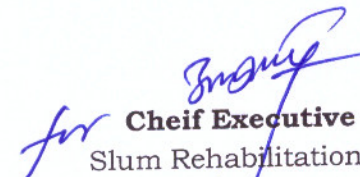
Yours Faithfully,

  
**Chief Executive Officer**  
Slum Rehabilitation Authority

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

**Copy To:**

1. Scheme- 2 File under No-. H-W/PVT/0110/20230704.
2. Scheme - 3 File under No. K-W/PVT/0187/20230807
3. Municipal Comissioner, MCGM.
4. Collector, Mumbai Suburban District.
5. Assistant Commissioner "P/North" Ward, MCGM.
- ✓ 6. I. T. Section (SRA), to publish this LOI on SRA website.

  
**for Chief Executive Officer**  
Slum Rehabilitation Authority





## **SLUM REHABILITATION AUTHORITY**

No: P-N/PVT/0216/20230119/LOI

Date: **28 DEC 2023**

**Subject** : LOI for proposed SR scheme under regulation 33(10) of DCPR 2034 on plot bearing C.T.S. no. 540, 540/1 to 27, 541, 541/1 to 91 of Village Malad (East), Taluka - Borivali, Mumbai Suburban District in P/N (East) ward. For- "Radhe SRA C.H.S. Ltd. (Prop.)".

**Licensed Surveyor** : Shri Arun Gurav  
M/s. Skyline Inframart Consultants LLP.

**Developer** : M/s. Shree Vaishno Homes Pvt. Ltd.

**Society** : "Radhe SRA C.H.S. Ltd. (Prop.)"

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. no. 540, 540/1 to 27, 541, 541/1 to 91 of Village Malad (East), Taluka - Borivali, Mumbai Suburban District in P/N (East) ward. For- "Radhe SRA C.H.S. Ltd. This office is pleased to inform you that this Letter of Intent is considered and approved for the sanctioned FSI of 5.35 (Five point Thirty Five) for area as per Reg. 33(10) D.C.P Regulations, 2034, subject to the following conditions :

1. This Letter of Intent is issued on the basis of plot area certified by the Licensed Surveyor and the Annexure-II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC is obtained for any one building 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, no of eligible huts etc. the parameters shall be got revised from time to time.



**The salient features of the scheme are as under:**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Total (In sq.mts)</b>
1	Area of plot	2561.70
2	Deductions	
A	Area not in Possession	-
B	Road setback	316.68
C	Reservation	-
3	Balance Plot Area	2245.02
4	Total Addition	
A	Road setback	316.68
B	Reservation if any	-
5	Total Plot	2561.70
6	Plot Area for FSI	2561.70
7	Total FSI permissible for Scheme	4 or upto sanctioned FSI which ever is more
8	Rehab BUA	5179.12
9	Amenity + Passage Area	1908.28
10	Rehab Component	7087.40
11	Incentive FSI	1.00
12	Sale BUA	7087.40
13	Total BUA (8+12)	12266.52
14	Total FSI Sanctioned for the project	4.78
<b>No. of Slum dwellers to be re-accommodated</b>		
1	Residential	135
2	Commercial	27
<b>Total No. of Provisional PAP's</b>		
1	Residential	05
2	Commercial	06
<b>Total No. of Amenities</b>		
1	Balwadi	01
2	Welfare Center	01
3	Amenity 1	01
4	Amenity 2	01

- The developer needs to obtain the final plot area demarcation from the competent authority before asking plinth CC to the building u/r
- Licensed plumber shall be appointed by the developer for design & supervision of drainage work, the completion certificate from licensed plumber shall be submitted.



6. Licensed Surveyor shall submit CFO NOC for compliance of Fire Safety measures before asking plinth CC to the respective bldg. u/r. The completion certificate from CFO is to be submitted before grant of OCC.
7. Revised RCC design and drawings shall be incorporated in amended plans approval for record.
8. A structural stability/completion certificate shall be submitted after completion of the building.
9. That you shall submit NOC from E.E (T&C) of MCGM/consultants as per EODB and Ch.E(M&E) of MCGM before granting Plinth CC to respective wings of the composite building u/r.
10. Third party Quality Auditor & Project Management Consultant shall be appointed for both Buildings before asking Plinth CC to respective wings of the composite building u/r.
11. The developer shall submit the final eligibility status for all the tenements in the scheme before asking for final OCC to respective buildings. Till that time the non-eligible tenements shall be treated as PAP tenements.
12. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of the ASR rate for land the Slum Rehabilitation Authority.
13. The Developer shall hand over PAP tenements if any within three months after grant of OCC.
14. The said PAP tenement should be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.
15. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the Developer at his cost till handing over to the concerned authority by providing security guards etc.
16. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
17. 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.
18. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to respective building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.



Plot area more than 7500 sq.mt.

→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

19. The Chief Promoter / Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of C.C. of Rehab portion. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
20. The Developer and Licensed Surveyor shall submit the duly notarized Indemnity Bond on Rs.200/- non- judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers/property owners or any others before IOA in a prescribed format.
21. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
22. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.  
  
B) That Developer/Society shall give wide publicity by way of advertisement in a prescribed format for the approval of S.R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such newspapers shall be submitted to concern Ex.Engineer within two months from the date of LOI.
23. The IOA/Building plans will be approved in accordance with the modified DCPR Regulations and prevailing rules, policies and conditions at the time of approval.
24. Any Arithmetical error/ typographical error revealed at any time shall be corrected on either side.
25. 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



26. That you shall obtain NOC/Remarks from SWD Department and SP(P&D) department of MCGM before granting Plinth CC to any building in the layout.
27. That you shall hand over area under reservation of D.P roads to MCGM before asking last 25% C.C to the Sale BUA.
28. That you shall obtain A.E survey remarks before granting further C.C to any Building in the layout.
29. The developer shall handover Anganwadi (Balwadi) as mentioned in salient features above shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in the salient features condition no. 3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from date of issue of OCC to respective buildings. Handing over/taking over receipt shall be submitted to SRA by the developer.
30. That you shall submit individual agreements from more than 51% of eligible slum dwellers before asking any further approval in the S.R Scheme u/r as per the sample agreement prepared by Legal department of SRA & provide minimum amenities as stipulated therein.
31. That P.R Card in the name of Slum Rehabilitation Authority shall be obtained before asking any further approval in the Scheme u/r.
32. That the Architect/developer shall submit fresh P.R cards for subdivided/amalgamated plots before asking last 25% C.C to the Sale BUA.
33. As per the Circular No. 108, developer has to maintain the Rehab component for a period of 3 years from the date of granting OC to the respective buildings. The security deposit/ Bank guarantee deposited with SRA will be released thereafter.
34. 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.
35. As per the Circular No. 137, you shall pay charges for identity cards of eligible slum dwellers/lottery.
36. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
37. That you shall get registered under Real Estate Regulatory Authority (RERA).
38. The developer shall comply the conditions mentioned in Circular nos. 209, 210, & 213 as mentioned in the above circular.



39. The developer shall submit an registered undertaking stating that the constructed Yogalaya or Fitness Centre shall be handed over to proposed Co-Operative housing Society/ Apartment owner association before asking Further CC to the building u/r

If applicant Society/Developer/Architect are agreeable to all these conditions, then they shall 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,

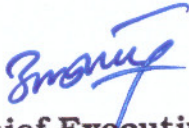
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**Chief Executive Officer  
Slum Rehabilitation Authority**

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

**Copy to:**

1. Municipal Commissioner, MCGM
2. Addl. Collector (Ench. /Rem.) Mumbai City
3. Chief Engineer (Development Plan), MCGM
4. Assistant Commissioner "P/N" Ward of MCGM.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website
7. Developer M/s. Shree Vaishno Homes Pvt. Ltd

  
**for Chief Executive Officer  
Slum Rehabilitation Authority**