



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/164/FN/ML/LOI

Date: **15 MAR 2024**

- 1. Subject** : Revision of LOI for proposed S.R. Scheme as per provisions of Regulation No. 33(10) of DCPR-2034 on land bearing C.S. Nos. 306(pt), 311(pt), 312(pt), 313(pt), 314(pt), 467(pt), 468(pt), 469(pt), 490(pt), 491(pt), 492(pt), 500(pt), 502(pt), 503(pt), 504(pt), 509(pt), 510(pt), 511(pt), 512, 513, 515, 1/516, 2/516, 517, 518, 520 to 539, 530X, 548X, 541 to 555, 556(pt), 557(pt), 1/554, 561(pt) 562(pt), 563, 564(pt), 565, 566, 567, 568, 569, 570, 1/572(pt) of plot no. 10 of Sewree Wadala (South & North) Estate Scheme No. 57, Dadar Naigaon Division, F/N Ward for " Wadala Village Welfare CHS LTD".
- 2. Architect** : Shri. Jitendra B. Patel of M/s. Aakar Architect & Consultants.
M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial Centre,
Dayaldas Road, Vile Parle East,
Mumbai 400 057.
- 3. Developers** : M/s. Merit Magnum Construction
Everest House, Office floor,
Plot No. 157, next to SBI, 18th Road,
Near Ambedkar Garden, Chembur (E),
Mumbai-400071.
- 4. Society** : Wadala Village Welfare CHS Ltd.
- Ref** : SRA/ENG/164/FN/ML/LOI dtd. 12/04/2010

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 12/04/2010 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/164/FN/ML/LOI dtd.

12/04/2010 and conditions mentioned therein will be continued, only the following conditions stands modified as under

Condition No. 11: 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 hutments etc. The parameters shall be got revised from time to time.

Sr. No.	Particulars	As per DCPR-2034
1	Area of Plot	24907.97
2	Less area under Reservations	
	i) Proposed Road Set Back	4620.00
	ii) Area under P.G Reservation	3326.35
	ii) Area of Reservation under MAP / RE 1.1	279.73
	Total	8226.08
3	Balance plot Area	16681.89
4	AOS as per Reg. 14 of DCPR 2034	NIL
5	Net Plot Area	16681.89
6	Add area under Reservations	
	i) Proposed Road Set Back	4620.00
	ii) Area under P.G Reservation	3326.35
	ii) Area of Reservation under MAP / RE 1.1	279.73
	Total	8226.08
7	Plot area for FSI computation	24907.97
8	Permissible FSI	4.00 or upto sanctioned FSI
9	Total BUA permissible	-
10	Total Rehabilitation Built up area	42150.40
11	Rehabilitation Component	63865.66
12	Incentive Factor	1.10
13	Sale component permissible under Reg. 33(10)	70252.23
14	Total BUA sanctioned for the project	112402.63
15	FSI Sanctioned for the project	4.51
16	Sale BUA proposed in-situ	70252.23
17	Total Proposed BUA	112402.63
19	Tenements to be Rehabilitated Rehab Resi. = 1150 Rehab Comm. = 47 Rehab R/C = 40 Balvikas mandir = 01	1238
20	Provisional PAP (Residential)	32
21	Amenities Balwadi Welfare center Health Center Library Society Office Community Hall	06 06 06 06 13 01

Condition No. 25: That you shall obtain concurrence from Municipal Architect regarding planning and location of the built up amenity of municipal school before asking for Plinth C.C. to School wing.

Additional Condition No. 1: That you shall submit concurrence from concerned department of BMC regarding planning and location of Playground before C.C. to sale tower No. 4, 5 & 6 whichever is earlier.

Additional Conditions:-

1. That you shall hand over buildable amenity of Municipal School to concerned department of BMC before C.C. to last 25% of sale BUA.
2. That you shall hand over plot of Playground to concerned department of BMC before C.C. to last 25% of sale BUA.
3. That you shall handover area under road setback after demarcation from competent authority and submit separate PRC of setback area in the name of MCGM before C.C. to last 25% of sale BUA in the Scheme.
4. The Amenity Tenements of Anganwadi/Balwadi as mentioned in salient features condition no 3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in 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 the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developers.
5. That you shall submit NOC from MOEF for environmental clearance before granting C.C. of rehab / Sale bldg. beyond construction area adm. 20,000 sq.mt.
6. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of this approval, else the provision of clause No 2.8 of reg. 33 (10) of DCPR-2034 are applicable.
7. That you shall submit layout and get the same approved before requesting Commencement Certificate to sale building.
8. That you shall submit the NOC / Revised NOC from CFO before asking C.C. for respective Building.
9. That you shall submit the NOC for parking layout from E.E. (T&C) / consultant before asking C.C. for respective Building.
10. That you shall submit the remarks from E.E.(M&E) / consultant regarding artificial light & ventilation before asking C.C. for respective Building.
11. That you shall submit NOC from commissioner of Police before C.C. to Temple in sale building.
12. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.

13. 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.
14. That by the direction of Hon'ble High Court in Writ Petition No. 565 of 2020 dated 18/10/2023 & 31/10/2023, to various competent Authorities, in the event if there is any changes/ additions/ deletions are observed in the relevant documents issued by the concerned Authorities, the cognizance of the same shall be taken by Developer/ Architect and revised scheme parameters / LOI/ further approval shall be got approved from this office accordingly.
15. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving building with deficient open spaces, mechanical light and ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in future. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provisions of Notification issued by Ministry of Environment & Forest Dept.
16. That all the condition mentioned in the circular issued by GoM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.
17. 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 at the time of IOA.
18. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
19. That you shall take the cognizance of SRA circular No. 209 dated 01/08/2023,213,215 & 216 and comply accordingly. As per Hon'ble High Court order circular no- 210 & 210 A is not applicable for this scheme.

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.

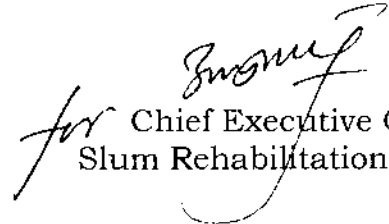
Yours faithfully,

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Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "F/N" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl./Dy. Collector MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) - Copy for information to take further
Necessary action as per circular no.37.
8. H.E. of MCGM.
- ✓ 9. I.T. Section (SRA), to publish this LOI on SRA website.

for  Chief Executive Officer
Slum Rehabilitation Authority