



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/801/RC/PL/LOI

Date:

30 NOV 2023

- Licensed Surveyor** : Shri. Santosh Zirmute of
M/s. Arch View Associates,
46/2249, Suprabhat CHS, Gandhi Nagar,
Near MHADA office, Bandra (East),
Mumbai- 400 051.
- Developer** : M/s. Shreeji Sharan Realtors LLP.
Sai Siddhi CHS, Opp Pawar public School
Mahavir Nagar, Kandivali (W), Mumbai. 400 067.
- Society** : "Jeevandeep, Shanitniketan, Dhanlaxmi, Saisiddhi
CHS. Ltd. & Om Shiv Shakti SRA CHS (Prop.)"

Sub.: Revision of LOI due to amalgamation of adjoining Slum & Non-slum plot bearing C.T.S. Nos. 128-A/79, 53/5, 53/6 of village Kandivali, Taluka -Borivali, Sector-9 of Mahavir Nagar, Kandivali (West), Mumbai-400067 for "Om Shiv Shakti SRA CHS (Prop.)" with existing approved S.R. Scheme on plot bearing C.T.S no. 128-A/77/B, 128-A/77/C, 128-A/78, 128-A/81 of village Kandivali, Sector-9 of Mahavir Nagar, Kandivali (West), Mumbai under Reg. 33(10) & 30 of DCPR 2034 for Jeevandeep, Shanitniketan, Dhanlaxmi & Saisiddhi CHS. Ltd.

Ref. : SRA/ENG/801/RC/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme, and on basis of documents submitted by applicant and in continuation to earlier LOI dated 20/12/2022 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the conditions of LOI u/no. SRA/ENG/801/RC/PL/LOI dated 20/12/2022 shall be complied.
2. 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:

• Slum plot

Sr No	Description	Scheme parameter (Area in sq.mt.)
1	Plot area of the scheme	6320.30
2	Deduction for	
	a) Road Setback	1925.10
	b) Municipal School (RE1.1) (636.94/4)	159.23
	Total deduction	2084.33
3	Net area of plot for computation of T/S density.	4235.97
4	Addition for FSI	
	a) Road Setback	1925.10
	b) Municipal School (RE1.1) (636.94/4)	159.23
	Total addition	2084.33
5	Total Plot Area for FSI Purpose	6320.30
6	Maximum Permissible FSI on plot.	4.00 OR upto sanctioned FSI whichever is higher.
7	BUA permissible on plot (5 x 6)	25281.20 or more
8	Rehab BUA	
	Rehab BUA of plot-A	2184.09
	Rehab BUA of plot-B	7373.57
	Total	9557.66
9	Rehab passages & Amenity Area	
	Rehab BUA of plot-A	1286.73
	Rehab BUA of plot-B	2540.31
	Total	3827.04
10	Rehab Component (8 + 9)	
	Rehab BUA of plot-A	3470.82
	Rehab BUA of plot-B	9913.88
	Total	13384.70
11	Sale Component (10 x Incentive as per Ratio of LR/RC)	
	Rehab BUA of plot-A (1:1)	3470.82
	Rehab BUA of plot-B (1:1.05)	10409.57
	Total	13880.39
12	BUA in lieu of buildable School reservation	436.77
13	Total BUA sanctioned for the project (8+11+12)	23874.82
14	Total FSI sanctioned for the project (13/5)	3.777
15	Sale BUA permissible in-situ (11+12)	14317.16
16	Already TDR release	2224.70
17	Balance Sale BUA in situ	12092.46
18	No. of Rehab t/s. to be accommodated	
	• Rehab Residential	252 Nos.
	• Rehab Commercial	03 Nos.
	• Residential/Commercial	09 Nos.
19	Provisional PAP tenements as against non-eligible tenements	
	• Residential	66 Nos.
	• Commercial	--

20	Amenities :	
	• Balwadi	02 No.
	• Welfare Hall	02 No.
	• Society Office	04 No.
	• Additional Amenity-I	02 No.
	• Additional Amenity-II	02 No.
	• Community hall	01 No.

• **Non-slum plot:**

Sr. No	Particulars	scheme parameter (Area in sq.mt.)
1	Area of plot	1600.70
2	Plot area for FSI purpose	1600.70
3	Reservations under AR Policy as per Reg. 17:	
a	Municipal School (RE1.1)	
i.	Basic/Zonal FSI (1.00)	1600.70
ii.	Additional FSI (0.50)	800.35
iii.	Admissible TDR permissible (0.90)	1440.63
iv.	TDR in lieu of handing over of reservation BUA as per note 1(d) of regulation 17(1)	548.82
v	BUA on handing over of reservation plot as per note 20(viii)(a) of regulation 17(1)	800.35
4	Total BUA Permissible in situ [3a (i + ii + iii + v)]	4642.03

3. That you shall submit NOC from ULC before Sale further CC to the equivalent area of premium paid to Collector & competent authority (ULC).
4. That you shall submit final certified annexure-II from competent authority before demolition of slum dwellers and revised LOI if any changes found in said final Annexure-II.
5. That you shall submit concurrence from MCGM for buildable reservation of "Municipal School (RE1.1) and Primary & Secondary School (RE1.2)" before CC to school wing-A.
6. That you shall handover buildable reservation of Municipal School, Primary & secondary school bldg. before asking last 10% CC of sale bldg.
7. That you shall submit revised letter from Chief Engineer (D.P.) for buildable reservation of Municipal School before Further CC to Sale building.
8. That you shall submit the plot boundary demarcation from the competent authority before granting plinth C.C. to the composite building no-03 in S.R. Scheme.

9. That you shall handed over balance tenements after finalization of eligibility from competent authority to Estate Manger (SRA) as PAP tenements before asking OCC to rehab bldg./Wing.
10. That you shall submit revised Layout before further CC of the composite building no.3 in S.R. Scheme under reference.
11. That you shall submit registered undertaking & Indemnity bond from the developer for not misusing stilt/part terrace and pocket terrace before plinth CC of composite building no.-03
12. That you shall submit NOC from E. E. (T & C) for parking layout and N.O.C from Ch. Eng. (M&E) of MCGM and Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system/ventilation before granting further CC to composite building no-03.
13. That you shall submit NOC from CFO before granting Plinth CC to composite building no-03 & Sale Bldg.
14. That you shall purchase admissible TDR and Pay premium for 0.5 FSI on non-slum plot before granting amended plans to the proposed building in the layout.
15. That you shall pay maintenance deposit at the rate of Rs. 40,000 per rehab tenements before OCC to the rehab wings.
16. That the developer shall have to maintain the rehab/composite building for a period of 3 years from the date of granting occupation to the rehab wing/Bldg and the security deposit bank guarantee deposited with the SRA will be released thereafter.
17. That you shall submit registered undertaking from developer for not to misuse service floor before plinth CC of sale bldg.
18. That you shall submit remarks from Tehsildar- SRA (Special Cell) regarding Individual agreement of minimum 51% consent of additional amalgamated slum dwellers and developer before amended IOA of Composite building.
19. That you shall comply all condition of SRA Circular no. 209 dtd. 01/08/2023, submit the register undertaking to that effect and display a board at site clearly indicating PTC tenants in the subjected S.R. Scheme in Marathi.

20. That you shall strictly abide to the conditions mentioned the SRA circular no. 210 and the PAP in the S.R. Scheme shall be constructed as per approvals and same shall be handed over to the competent authority after obtaining OCC. The last 25% Sale BUA C.C will be restricted till the said PAP/PTC's are not handed over to SRA by following due process.

If applicant Society/Developer/L.S. are agreeable to all these conditions, then they 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,

sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/C" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for *Zmouf*
Chief Executive Officer
Slum Rehabilitation Authority