



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/1367/RS/STGL/ML/PL/LOI

Date: 23 FEB 2024

1. Architect : Shri Tushar Parulekar of
M/s. Griha Rachana
2025/Bldg.No.39, Shivam CHS,
Gandhi Nagar,
Bandra (E), Mumbai-400 051.
2. Developer : M/s. Shreeya Developers
C/202, Rizvi Park,
S.V. Road, Santacruz (W),
Mumbai - 400 054.
3. Society : "Shree Ganesh SRA CHS (Ltd.)"

Sub : Revised Clubbing LOI for proposed Slum Rehabilitation scheme under Reg.33(10) of DCPR 2034 on plot bearing CTS Nos.471 A (pt), 475 (pt) & 476 (pt) of village Kandivali, Survey No.157, Jagdish Shetty Marg, Ganesh Nagar, Kandivali (West), Mumbai- 400 067 as per DCPR 2034. For **"Shree Ganesh SRA CHS (Ltd.)" (Scheme No.06).**

Ref : SRA/ENG/ 1367/RS/STGL/ML/PL/LOI

Gentleman,

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 (LOI)** subject to the following conditions.

1. The revised Letter of Intent is issued in continuation with the Letter of Intent issued under no. SRA/ENG/1367/RS/STGL/ML/PL/LOI dtd.12.08.2014 and revised Letter of Intent is issued under no. SRA/ENG/1367/RS/STGL/ML/PL/LOI dtd.05.10.2017 and revised Letter of Intent is issued under no. SRA/ENG/1367/RS/STGL/ML/PL/LOI dtd.10.07.2019 and revised Letter of Intent is issued under no. SRA/ENG/1367/RS/STGL/ML/PL/LOI dtd.28.01.2020 & Revised Clubbing LOI issued under no. SRA/ENG/1367/RS/STGL/ML/PL/LOI dtd.13.08.2021 & Revised Clubbing LOI issued under no. SRA/ENG/1367/RS/STGL/ML/PL/LOI dtd.31.05.2022 & Revised Clubbing LOI issued under no. SRA/ENG/1367/RS/STGL/ML/PL/LOI dtd.09.06.2023 and conditions mentioned therein will be continued, only the following conditions stands modified under:

2. Rehabilitation shall be as per the following scheme parameters. In the event of change in area of nos. of eligible huts, PAP, etc. the parameters shall be got revised from time to time.

Sr. No.	Description			Clubbing Parameters
1.	Plot Area			6890.00 sq.mt
2.	Deduction for			
	a.	Setback for Proposed .D.P Road		317.92 sq.mt
	b.	Proposed D.P Road.		-
	c.	Amenity as per Reg. 14A of DCPR 2034. (6890-317.91 = 6572.08 SQ.MT 6572.08 X 5% = 328.60 SQ.MT Area of LOS reduced to 35% i.e 328.60 X 35% =115.01 SQ.MT)		115.01 sq.mt
3.	Total deductions (a+b+c)			432.92 sq.mt
4.	Net Plot area (1-3)			6457.07 sq.mt
5.	Max. FSI Permissible on plot			4.00 or sanctioned FSI whichever is more
6.	Rehab BUA proposed			13795.93 sq.mt.
7.	Passage & Amenity (Existing & Proposed) BUA			5992.79 sq.mt
8.	Rehabilitation component (6+7)			19788.72 sq.mt.
9.	Sale Component as per LR/RC incentive for the scheme u/ref.			20778.16 sq.mt. [(SR.NO.08) X 1.05]
10.	Total BUA sanctioned for scheme			34574.09 sq.mt
11.	Total FSI sanctioned for the scheme			5.02
12.	Sale BUA claimed in the form of Construction TDR against Rehab component			4500 sq.mt.
13.	Sale BUA permissible in situ (by reducing 4500 SQ.MT. TDR claimed)			16278.16 sq.mt.
14.	PTC BUA transferred from all Schemes			13829.91 sq.mt.
	Nandanvan CHS Ltd. Scheme No.1 (R-Central Ward)	75 PTC	2489.94 sq.mt	
	Shreeyog CHS Ltd. Scheme No.2 (R-Central Ward)	35 PTC	1177.68 sq.mt	
	Popatlal House Scheme No.3 (P-North Ward)	40 PTC	1406.315 sq.mt	
	Ram krupa CHS Ltd. Scheme No.4 (R-Central Ward)	19 PTC	624.11 sq.mt	
	Bhatawdekar Chawl Scheme No.5 (P-North Ward)	14 PTC	407.77 sq.mt	
	Royal Eksar CHS Ltd. Scheme No.7 (R-Central Ward)	57 PTC	1839.81 sq.mt	
	Om Shri Krishna CHS Ltd. Scheme No.8 (R-Central Ward)	26 PTC	841.61 sq.mt	
	Express Tower CHS Ltd. Scheme No.9 (R-Central Ward)	51 PTC	1627.88 sq.mt	
	Total	317 PTC	10415.26 sq.mt.	
	Now proposed PTC BUA Transferred from Scheme No.10 and 11 (2000.00sq.mt + 1414.65sq.mt. = 3414.65sq.mt.)			
	C.T.S. No. 417, 418, 419, 420 & 421/A of Village-Valnai, Tal-Borivali, J. B. Colony, Sunder Lane, Orlem, Malad (W), Mumbai. Scheme No.10 (P-North Ward)	--	2000.00 sq.mt.	

	Jai Niketan CHS Scheme No.11 (H-West Ward)	34 PTC	1414.65	
	Now Total PTC BUA Transferred	--	13829.91 sq.mt.	
15.	Proposed PTC BUA (Restrict to 13829.92 sq.mt)			13842.03 sq.mt. (Excess BUA adm. 12.12 sq.mt. counted in Sale BUA)*
16.	Sale BUA transferred to scheme Nos. 1, 2, 3, 4, 5 & 7, 8.			10415.26 sq.mt.
16a	Sale BUA transferred to scheme Nos. 10, 11.			3414.65 sq.mt.
16b	Total Sale BUA transferred to scheme Nos. 1, 2, 3, 4, 5 & 7, 8, 9, 10, 11.			13829.91sq.mt.
16c	Sale BUA consumed in the scheme			259.76 sq.mt.
17	Balance Sale BUA in situ (13 -16b-16c) =			2188.49 sq.mt
18.	No. of slum dwellers accommodated			
A.	a. Rehab Residential			332 Nos.
	b. Rehab Commercial			60 Nos.
	c. Rehab R/C			07 Nos.
19.	Provisional PAP's			
B.	a. Residential			31 Nos.
	b. Commercial			06 Nos.
	c. Rehab R/C			Nil.
			Total (A+B) =	436 Nos.
20.	Amenities to be provided			
C.	a. Balwadi			02 Nos.
	b. Society Office			04 Nos.
	c. Welfare Centre			02 Nos.
	d. Health Care			02 Nos.
	e. Aganwadi			02 Nos.
	f. Community Hall			01 Nos.
			Total (C) =	13 Nos.
21.	Nos. Of PAP generated in the scheme			20 Nos.
22.	Total Nos. of PTC proposed			375 Nos.
23	Amenities to be provided for PTC			12 Nos.
	a. Balwadi			02 Nos.
	b. Society Office			04 Nos.
	c. Library			02 Nos.
	d. Health Care			02 Nos.
	e. Aganwadi/Skill Development Centre			02 Nos.
24	Total Nos. of PTC proposed			387 Nos.

Following new condition are added to the Letter of Intent issued u/no.SRA/ENG/1367/RS/STGL/ML/PL/LOI.


- That the further CC shall be re-endorsement as per the amended plans obtained from this office.
- That the revised R.C.C. design and calculations shall be submitted before issue of Further C.C. for Rehab Bldg. no.02.
- That the work shall not carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and Control) Rules 200 and the provision of Notification issued by Ministry of Environment and Forest Department.
- That you shall register with RERA Authority as per RERA Act, and submit

7. That no construction work shall be allowed to start on the site unless labor insurance is taken out for the concerned labors and the same shall be revalidated time to time and the compliance of same shall be intimated to this office.
8. 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.
9. That the developer shall ensure compliance of the provision of building and other construction workers (Regulation & Employment and condition of strikes) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in 1A127961/2018 on SWM © No.(s)1/ 2015.
10. That you shall abide with all the proceedings/orders of court of law or any judicial/cosy judicial Forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.
11. That you shall submit undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with developer.
12. That you shall indemnity bond indemnifying CEO (SRA) & their staff from any kind of failures of electro-mechanical parking & other electro-mechanical equipment's provision of inadequate open spaces, provision of inadequate room sizes and legal issues arising thereof.
13. That you shall propose provisional PAP tenements as against Nos. of non-eligible slum dwellers. The balance tenements after finalization of eligibility from competent authority shall be handed over to SRA.
14. That you shall accommodate all eligible Rehab Residential on area under road setback after completion of Rehab & PAP building & remaining structure on plot will be demolished by following due process & thereafter, vacant plot will be handed over to MCGM.
15. That you shall incorporate condition in agreement of all prospective buyers/ tenants/ residents making them aware of the following & they shall not Complain to SRA in future in this regard. inadequate open spaces inadequate/substandard sizes of rooms/ electro-mechanical parking & other equipment's & their liability with Developer & his team and not with SRA Authorities.
16. That you shall maintain the Co-Relation between Scheme No. 1 to 5 & 7 to 11 with Scheme No. 6 time to time for amended IOA and subsequently approval such as C.C., F.C.C. or C.C. re-endorsement as per the amended

17. That you shall comply all the conditions of MOEF NOC.
18. That you shall comply all the conditions as per Circular No. 209.
19. That you shall comply all the conditions as per Circular No. 210.
20. That you shall comply all the conditions as per Circular No. 213.
21. That you shall comply all the conditions as per Circular No. 215.

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

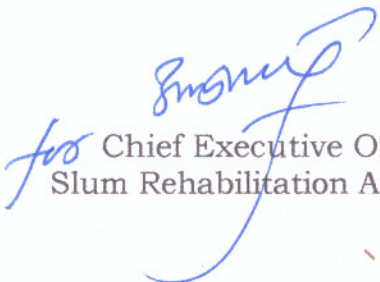
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ 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. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority