



## SLUM REHABILITATION AUTHORITY

SRA/ENG/1412/KE/ML/LOI  
H-W/PVT/0111/20230706/LOI

20 DEC 2023

1. **L.S.** : Shri. Suyog Shet of Mitie Designers & Planner Pvt. Ltd.  
D-2, Chitrapoor CHS., 27<sup>th</sup> Road, Bandra(W),  
Mumbai-400050.
2. **Developer** : 1) M/s. Starwing Real Estate Company.  
501, Kaatyayni Business Centre,  
Opp. Mahakali Caves Road, MIDC,  
Marol Bus Depot, Andheri (E),  
Mumbai- 400 093. **(for Scheme I)**  
2) M/s. Freeda home makers Pvt. Ltd.  
41, Roshani, Pali Hill, Bandra (West),  
Mumbai-400 050. **(for Scheme II)**
3. **Society** : **“Shivaji Nagar CHS. 33(10)” &  
“Freeda Homes CHS” 33(11)**

**Subject:** Revised LOI For Proposed S. R. Scheme on plot bearing proposed S.R. Scheme on Plot bearing C.T.S. Nos. 47, 48, 51/A, 52, 53/A, 1702 of Village Marol (Survey No. 156/7 (Pt.) & 156/11 (Pt.), Shivaji Nagar, Andheri (E), Mumbai 400 059 in K/E ward of MCGM under Reg. 33(10) of D.C.P.R.-2034 **Clubbed with** Non-slum Scheme PTC Scheme under Reg. 33(11) of DCPR-2034 on plot bearing CTS No. 1548/A, of Village Bandra-C, Carter Road, Mumbai 400 050 in H/W Ward For, “Freeda Homes CHS”

**Ref :** 1. SRA/ENG/1412/KE/ML/LOI  
2. H-W/PVT/0111/20230706/LOI

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant in Continuation to earlier LOI date 12/11/2020 & 13/04/2023, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

1. 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 documents.
2. This LOI is valid for the period of 03 (Three) months. However, if IOA/CC are obtained for any one bldg. 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, nos. of eligible huts etc. the parameters shall be got revised from time to time.

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

Sr. No.	Description	Before clubbing		After Clubbing		
		Shivaji Nagar Scheme I	Now proposed Scheme II 33(11)	Shivaji Nagar Scheme I	Scheme II 33(11)	
1.	Gross plot area for S.R. Scheme	13,248.98	763.40	13,248.98	763.40	
2.	Total Deduction for					
(i)	<ul style="list-style-type: none"> <li>9.15 mt. wide existing Road</li> <li>18.30 mt. wide Proposed D.P. Road</li> </ul>	147.00 72.55	--	147.00 72.55	--	
(ii)	Amenity as per Reg. 14(A) of D.C.P.R.-2034	288.75	--	288.75	--	
(iii)	Total (i + ii)	508.30	--	508.30	--	
3.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R.- 2034.	12,740.68	--	12,740.68	--	
4.	Addition for FSI purpose	219.55	--	219.55	--	
5.	Total plot area for FSI purpose	12,960.23	763.40	12,960.23	763.40	
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of D.C.P.R.- 2034	4.00/ Sanctioned FSI, whichever is higher.	1.00	4.00/ Sanctioned FSI, whichever is higher.	1.00	
7.	Incentive FSI: 1:1.10 i.e., more than 01 Ha. in Shivaji Nagar SRA CHS Ltd. Land Rate as per R.R. 2020-21: ₹69,410/- for scheme. Construction Rate as per R.R. 2020-21: ₹30,250/- for scheme LR/RC ratio = $69410/30250 = 2.29$ (As per LOI Dated 12.11.2020)	1:1.10	--	1:1.10	--	
8.	Permissible BUA (Rehab BUA + Sale Permissible) / As Per O.C.C. Plans	73,826.51	2868.41	73,826.51	2868.41	
9.	Rehab Built up area (excluding areas under staircase & common passage) / PTC BUA	31,159.71	1005.12	32,164.83 (31,159.71 + 1005.12)	= 0 (1005.12 - 1005.12)	PTC BUA Transfer From Scheme 2 to Scheme 1

10.	Rehabilitation Component	38,788.00	--	38,788.00	--	
11.	Permissible Sale Component (Sr. No. x 1.10) / Sale Permissible	42,666.80	1863.29	41,661.68 (42,666.80 - 1005.12)	2868.41 (858.17 +1005.12 +1005.12 )	O.C.C already approved dated 04/11/2010 BUA 858.17 sqm +1005.12 Sale BUA + 1005.12 Sale BUA transfer from Schem 1 to Scheme 2)
12.	PTC Tenements Proposed	--	27	27	0	PTC tenements Transfer from Scheme 2 to Scheme 1
13.	Sale BUA proposed in-situ	42,666.80		41,661.68	2868.41	
14.	Total BUA proposed to be consumed in-situ	74,183.16		73,826.51		
15.	FSI proposed to be consumed/ in-situ (12/5)	5.72		5.70		
	Spill over TDR generated in the scheme	--		--		
16.	No. of Eligible slum dwellers to be accommodated in scheme.					
17.	Eligible Rehab Residential	905 Nos.		905 Nos.		
	Eligible Rehab Comm.	19 Nos.		19 Nos.		
	Eligible Rehab Residential Cum Comm.	35 Nos.		35 Nos.		
	Eligible Existing Amenity	06 Nos.		06 Nos.		
18.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of D.C.P.R.- 2034.	Nil		Nil		
19.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of D.C.P.R.- 2034.					
	Provisional PAP Residential	12 Nos.		12 Nos.		
	Provisional PAP Commercial	01 No.		01 No.		
	Provisional PAP Residential Cum Comm.	03 Nos.		03 Nos.		
	Non-eligible religious structure & Existing Amenity	02 Nos.		02 Nos.		

4. 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.
5. That the rain water harvesting system should be installed/ provided as per the direction of U.D.D. Govt, of Maharashtra under No.TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
6. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533(E) dtd.14/09/2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000 sq.mt.
7. 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.
8. Concurrence from MCGM should be taken for Amenity as per Reg. 14(A) before requesting last 25% C.C. of sale portion.
9. That you shall pay income equal to 40% of difference of sale Value as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing C.C.
10. That you shall be submitted Registered undertaking that they will hand over the interchange PTC tenements from scheme No. 1 & 2 in Scheme No. 1 by maintaining correlation, as per SRA policy come in force time to time, and indemnifying SRA & its officials from any litigations, damages, claims etc. submitted before issue of IOA.
11. That you shall be abide to fulfil the directions given in SRA's circular No. 209 dated 01/08/2023 and undertaking to that effect shall be submit before asking IOA to building under reference.
12. That you shall be submitted NOC from MHCC before issue of C.C. for Scheme no. 2.
13. That you shall be pay layout deposit Before issue of IOA for Scheme no. 2.
14. That you shall be submitted parking Consultant Remarks from E. E (T&C)/ Parking Consultant.
15. That you shall be submitted CFO Before issue of C.C.
16. That shall be submitted to Civil Aviation NOC From MIAL. Before any C.C. for Scheme No. 2
17. That you shall comply with provisions of Circular No. 210, 211, 212 & 213.

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,

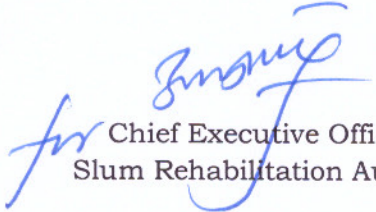
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "H/W & K/E" Ward, M.C.G.M.
4. Addl/Dy. Collector (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
8. E.E.(SRA) H/W Ward

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority