

SLUM REHABILITATION AUTHORITY

K-W/PVT/0179/20230127/LOI

Sub: - LOI for proposed S.R. Scheme under Reg. 33(11) of DCPR-2034, on non-slum plot bearing C.T.S. No. 305 of village Vile parle, situated at N.S. Road No. 5, J.V.P.D. scheme, Vile Parle (W), Mumbai 400056, in K-W ward of MCGM.

Lic. Surveyor. :- Shri Ganesh Salaskar of
M/s. Reidius Consultancy

Developer :- M/s. Lotus Ventures L.L.P.

Reference is requested to the application submitted by Lic. Surveyor as at Pg. C/1 to C/3 in SOP format & requesting therein to approve the LOI for the scheme.

Brief History Of S.R. Scheme:

In this case, L.S. has submitted the proposal on plot bearing C.T.S. No. 305 of village Vile parle, situated at N.S. Road No. 5, J.V.P.D. scheme, Vile Parle (W), Mumbai 400056, in K-W ward of MCGM and same is accepted on 27.01.2023. L.S. has submitted the drawings for the scheme layout on behalf of Developer for approval of LOI of the Scheme under Reg. 33(11) of DCPR 2034.

1. Salient features of the S.R. Scheme:

Sr. No.	Particulars	Details
1.	C. T. S. No.	C.T.S. No. 305 of village Vile parle, situated at N.S. Road No. 5, J.V.P.D. scheme, Vile Parle (W), Mumbai 400056.
2.	Ownership	Private Land.
3.	Area of plot	702.30 sq.mt.
4.	Access	As per AE Survey remark u/no. AE/134/SR/SURVEY-WS-I dtd. 19/01/2023. The plot is accessible from existing road which is shown on plan. L.S. has submitted the Status of Road issued by of AE Maint. u/no. KW/48146/AEM dtd. 13.01.2023 accessible by 18.05 mtr. wide Existing Road.
5.	D.P. Remarks	L.S. has submitted the D.P. Remarks at page C/19 to C/23 u/no Ch.E./DP34202210111423851 dtd. 29.10.2022. It is seen that the plot is situated in Residential (R) Zone and is deriving access from existing road and same is not reserved / affected by any reservation.
6.	PTC	17 Nos. PTC and 05 nos. of Amenity (Total 17 + 5 = 22)

S.E. (S.R.A.) A.E. (S.R.A.)

Executive Engineer
Slum Rehabilitation Authority

2. Ownership:-

As per Circular No. 144, the D.S.L.R. (SRA) vide their remarks u/no. जा. क्र. झोपुप्रा/जि अ भू अ/मा.ह.अभि/३३.११ /प्र.क्र.२०७ /२०२३ /२०२३ १७ दिनांक ०३.०१.२०२३ at page C/69 - C/73. The ownership of plot belongs to private owner.

Remarks of DSLR/ SRA issued dated 03.01.2023 are reproduced as below,

न.भू.क्र.	मिळकत पत्रिकेनुसार				योजनेत सामिल क्षेत्र (चौ.मी.)
	क्षेत्र (चौ.मी.)	धारणाधिकार	धारक	पट्टेदार	
(१)	(२)	(३)	(४)	(५)	(६)
३०५	७०२.३०	क	द नवयुग को.ऑप.हौ.सो.लि.	विनोदकुमार एस. देवरा सुरेशकुमार शुभकरण देवरा (क्षेत्र १७५.५८ चौ.मी.) तरुण नारायान प्रसाद देवरा (क्षेत्र १७५.५७ चौ.मी.)	७०२.३० ✓

प्रस्तावित योजनेत सामिल न.भू.क्र.३०५ या मिळकतीचे मिळकत पत्रिकेनुसार उपरोक्त प्रमाणे नोंदी आहेत.

द नवयुग को.ऑप.हौ.सो.लि.यांचेकडील सदस्य नोंदणी क्र. ३७, प्रमाणपत्र क्र. २०२, दि.०१/०४/१९९९ रोजीच्या छायांकित प्रतीचे अवलोकन करता त्यावर दि.१७/०७/२०२२ रोजीच्या नोंदीन्वये १) श्री. विनोदकुमार एस. देवरा २) श्रीमती उषाकिरण विनोद देवरा ३) श्री. देवांश देवरा ४) श्री. तरुण देवरा ५) श्री. धृव देवरा यांचे नाव दाखल असल्याचे दिसून येते.

प्रकरणी सामिल अनु.क्र.बदर-१/३०८३/२००२ नोंदणी दि. ११/०६/२००२ रोजीचे नोंदणीकृत Deed of Gift द्वारे स.नं.२८७, प्लॉट नं.२, ११, न.भू.क्र.३०५ या मिळकतीचे ७०२.३० चौ.मी. क्षेत्राचे त्यांचे ५०% हक्कापैकी ९८% हक्क म्हणजेच संपूर्ण मिळकतीचे ४९% हक्क श्री. विनोद शुभकरण देओरा यांनी त्यांची पत्नी श्रीम. उषाकिरण विनोद देओरा यांना बक्षीस पत्राने दिले असल्याचे दिसून येते. त्यानुसार प्रस्तुत मिळकतीची मिळकत पत्रिका अद्ययावत होणे आवश्यक आहे.

अनु.क्र.बदर-१/१०५८६/२०२२ नोंदणी दि. ०४/०७/२०२२ रोजीचे नोंदणीकृत Deed of Gift of Immovable Property द्वारे स.नं. २८७, प्लॉट नं. २, ११, न.भू.क्र. ३०५ या मिळकतीचे १% क्षेत्र श्री. विनोद शुभकरण देओरा यांनी श्रीम. उषाकिरण विनोद देओरा यांना बक्षीस पत्राने दिले असल्याचे दिसून येते. त्यानुसार प्रस्तुत मिळकतीची मिळकत पत्रिका अद्ययावत होणे आवश्यक आहे.

अनु.क्र. बदर- १/१२२३९/२०२२ नोंदणी दि.०२/०८/२०२२ रोजीचे नोंदणीकृत Deed of Gift of Immovable Property द्वारे स.नं. २८७, प्लॉट नं. २, ११, न.भू.क्र. ३०५ या मिळकतीचे ०.१०% क्षेत्राचे हक्क श्रीम. उषाकिरण विनोद देओरा यांनी श्री. विनोद शुभकरण देओरा यांना बक्षीस पत्राने दिले असल्याचे दिसून येते. त्यानुसार प्रस्तुत मिळकतीची मिळकत पत्रिका अद्ययावत होणे आवश्यक आहे.

अनु.क्र.बदर-१/३८९५/२०२२ नोंदणी दि. १४/०३/२०२२ रोजीचे नोंदणीकृत Gift Deed द्वारे श्री. सुरेशकुमार शुभकरण देओरा यांनी स.नं.२८७, स.नं. ११८, प्लॉट नं. २, ११, न.भू.क्र.३०५ या मिळकतीचे त्यांचे

हिश्यातील ५०% क्षेत्र म्हणजेच ३५१.१५ चौ.मी. क्षेत्रापैकी २५% म्हणजेच ८७.७९ चौ.मी. क्षेत्राचे हक्क श्री. ध्रुव राजेश देओरा यांना बक्षीस पत्राने दिले असल्याचे दिसून येते. त्यानुसार प्रस्तुत मिळकतीची मिळकत पत्रिका अद्ययावत होणे आवश्यक आहे.

अनु.क्र.बदर-१/३८९६/२०२२ नोंदणी दि.१४/०३/२०२२ रोजीचे नोंदणीकृत Gift Deed द्वारे श्री. सुरेशकुमार शुभकरणा देओरा यांनी स.नं. २८७, स.नं. ११८, प्लॉट नं. २, ११, न.भू.क्र. ३०५ या मिळकतीचे त्यांचे हिश्यातील ५०% क्षेत्र म्हणजेच ३५१.१५ चौ.मी. क्षेत्रापैकी २५% म्हणजेच ८७.७९ चौ.मी. क्षेत्राचे हक्क श्री. देवांश राजेश देओरा यांना बक्षीस पत्राने दिले असल्याचे दिसून येते. त्यानुसार प्रस्तुत मिळकतीची मिळकत पत्रिका अद्ययावत होणे आवश्यक आहे.

अनु.क्र.बदर- १/३६७०/२०२२ नोंदणी दि. १०/०३/२०२२ रोजीचे नोंदणीकृत Gift Deed द्वारे श्री. सुरेशकुमार शुभकरणा देओरा यांनी स.नं. २८७, प्लॉट नं. २, ११, न.भू.क्र.३०५ या मिळकतीचे हिश्यातील ५०% क्षेत्र म्हणजेच ३५१.१५ चौ.मी. क्षेत्रापैकी ५०% म्हणजेच १७५.५७ चौ.मी. क्षेत्राचे हक्क श्री. तरुण नारायणप्रसाद देओरा यांना बक्षीस पत्राने दिले असल्याचे दिसून येते. त्यानुसार श्री. तरुण नारायणप्रसाद देओरा यांचे नांव मिळकत पत्रिकेवर दाखल झाल्याचे दिसून येते.

अनु.क्र. बदर- १७/१४५३१/२०२२ नोंदणी दि. ०४/११/२०२२ रोजीचे नोंदणीकृत Development Agreement द्वारे प्लॉट नं. २, ओरिजनल प्लॉट नं. ११, न.भू.क्र. ३०५ या मिळकतीचे ७०२.३० चौ.मी. क्षेत्र १) श्रीमती अंजु पंकज अगरवाल २) श्रीमती उषाकिरण विनोद देओरा ३) श्री. देवांश राजेश देवरा ४) श्री. ध्रुव राजेश देवरा ५) श्री. तरुण नारायण प्रसाद देओरा ६) श्री. विनोद शुभकरणा देओरा यांनी मे. लोटस वेंचर्स एल एल पी यांना विकास करणेस्तव विकास हक्क दिले असल्याचे दिसून येते.

अनु.क्र.बदर-१७/१४५३६/२०२२ नोंदणी दि. ०४/११/२०२२ रोजीचे नोंदणीकृत Irrevocable Power of Attorney द्वारे प्लॉट नं.२, ओरिजनल प्लॉट नं. ११, न.भू.क्र. ३०५ या मिळकतीचे ७०२.३० चौ.मी. क्षेत्र १) श्रीमती अंजु पंकज अगरवाल २) श्रीमती उषाकिरण विनोद देओरा ३) श्री. देवांश राजेश देओरा ४) श्री. ध्रुव राजेश देओरा ५) श्री. तरुण नारायणप्रसाद देओरा ६) श्री. विनोद शुभकरणा देओरा यांनी सदर मिळकतीचे कुलमुखत्यार म्हणून मे. लोटस वेंचर्स एल एल पी यांची नियुक्ती केली असल्याचे दिसून येते.

द नवयुग को. ऑप. हौ.सो.लि. यांचेकडील दि. १६/०९/२०२२ व दि.१८/११/२०२२ रोजीचे पत्रान्वये श्री. विनोदकुमार एस. देओरा यांना प्लॉट नं. २, ओरिजनल प्लॉट नं. ११, न. भू.क्र. ३०५ या मिळकतीचे ७०२.३० चौ.मी. क्षेत्राचे पुनर्विकास करणेकामी नाहरकत दिल्याचे दिसून येते.

सदर मिळकतीचे विकासक मे. लोटस वेंचर्स एल एल पी यांनी दि. २७/१२/२०२२ रोजीच्या Affidavit द्वारे सदर योजनेचा विकास झोपडपट्टी पुनर्वसन योजनेचे विकास नियंत्रण नियमावलीतील नियम ३३.११ अंतर्गत करणेस व झोपडपट्टी पुनर्वसन प्राधिकरणास देय असणाऱ्या P. T.C. च्या सदनिका हस्तांतरीत करणेबाबत प्रतिज्ञापत्र सादर केले आहे.

प्रस्तावित योजनेचे वास्तुविशारद श्री. गणेश साळसकर यांनी सादर केलेल्या योजनेच्या गणनाकृत नकाशानुसार, न. भू.क्र.३०५ या मिळकतीचे ७०२.३० चौ.मी. क्षेत्र योजनेत सामिल करण्यात आल्याचे दिसून येते.

3. Area of plot:

The area of the scheme plot bearing as per various documents submitted by the License surveyor is as tabulated under:

Sr. No.	Documents	Plot Area (in Sq. Mtrs.)
1.	As per P. R. Cards at pg. C/33.	702.30
2.	As per License surveyor plot area certificate as at Pg. C/59.	702.30

3.	As per Developer Plot area affidavit as at pg. C/61-C/63.	702.30
4.	As per remarks of DSLR (SRA) at pg. no. C/69-C/73.	702.30 ✓

License surveyor has considered the least plot area for the proposed S. R. scheme. i.e. 702.30 Sq. Mtrs.

4. Access :-

L.S. has submitted the Status of Road issued by of A.E. (Maint) K/W Ward of BMC U/no. KW/48146/AEM dtd. 13.01.2023, at pg. C/37-C/39, as per said remarks of A.E. (Maint) K/W the plot u/ref is accessible by 18.05 mtr. wide Existing Road.

5. Planning of Composite Building:-

L.S. has proposed Composite building comprising of Gr.(pt) + Stilt(pt) + 1st to 13th (pt) upper floor. L.S. has proposed Gr. + 1st to 9th floors for Existing Rehab & Sale T/s. and from 10th to 13th (pt) upper floor for accommodating PTC having carpet area of 27.88 Sq.mt. each.

The tenements in the Composite building proposed is as under ;

Bldg. No.	Rehab PTC T/s.						Sale T/s.			Total
	PTC Resi.	Balwadi	W/C	Am-1	Am-2	So. off.	Resi.	FC	SO	
Gr. (pt)	--	--	--	--	--	--	--	--	--	--
1 st to 6 th Floor	--	--	--	--	--	--	01 x 6 = 06	--	--	06
8 th & 9 th Floor	--	--	--	--	--	--	02 x 2 = 04	--	--	04
7 th floor	--	--	--	--	--	--	01	01	01	03
10 th floor	06	01	--	--	--	--	--	--	--	07
11 th floor	06	--	01	--	--	--	--	--	--	07
12 th floor	05	--	--	01	01	--	--	--	--	07
13 th (pt) Floor	--	--	--	--	--	01	--	--	--	01
Total	17	01	01	01	01	01	11	01	01	35

5.1 Amenity structure provision:

There is total 17 Nos. of tenements are considered in the S.R. Scheme as per provision under Clause (C) of Reg 33 (11) of D.C.P.R.-2034. And as per Cl. (D) of Reg 33 (11) of DCPR 2034 read with clause no 8.1, 8.2, 8.3 & clause 3.2 of Reg. 33 (10) and Reg. 37 (9) of D.C.P.R.- 2034, amenity structure provision is tabulated below:

Sr. No.	Type of Amenity	Frequency	Required	Provided	Remarks
1	Balwadi	01 for every 250	01	01	10 th Floor
2	Welfare	Ts. & part thereof	01	01	11 th Floor

	centre				
3	Amenity-1		01	01	12 th Floor
4	Amenity-2		01	01	12 th Floor
5	Society office	01 for every 100 Ts.	02	02	13 th Floor

L.S. has claimed the built-up area of amenity structures free of FSI and counted towards Rehab/PTC component. The same is permissible as per Cl. (D) of Reg 33 (11) of DCPR 2034 read with clause no 8.1, 8.2, 8.3 & clause 3.2 of Reg. 33 (10) and Reg. 37 (9) of D.C.P.R.- 2034.

5.2 PTC tenements of size 27.88 sq.mt. (300.00 sq.ft.) & room sizes for the tenements:

L.S. has proposed M.P. Room with alcove with carpet area of 27.88 sq. mtrs. for PTC tenements in composite building.

To provide P.T.C. units with carpet area of 27.88 sq. mtrs. it is difficult to propose the room sizes with minimum requirement of Regulation 37, table 14 of DCPR-2034. As per the Regulation 37, table 14 of DCPR-2034, it is stipulated that separate Kitchen shall not be necessary and cooking place (alcove) shall be allowed without any minimum size restrictions.

5. Provision of Amenity area as per Reg. 14 of DCPR 2034:

As per the provisions of Regulation No. 14 of DCPR-2034. In case of development of land admeasuring 4000 sq. mtr. or more and up to 10000 sq.mt it shall require handing over 5% of plot area to MCGM as POS. In the S.R. Scheme under reference the net area of the plot is 702.30 sq.mt hence it does not attract the amenity area space as required under Reg. 14(A) of DCPR - 2034.

6. Layout Open Space (LOS):

The plot area of scheme under reference is less than 1,000 Sq. mt. As such the area of plot is adm. 702.30 sq.mt. hence it does not attract the Layout Open Space as per the provisions of Regulation no.27 (1) (a) of DCPR-2034.

7. Part Stilt Free Of FSI :

L.S. has proposed Entrance Lobby, Drive way, Parking in stilt, same are permissible free of FSI as per Reg. 31(1)(v)(vi), Reg 31 (1) (xxi) of DCPR 2034. The stilt is proposed to be used for parking of four wheelers of PTC/sale tenements.

A registered undertaking will be insisted from the developer for not misusing the stilted portion of Bldg. u/ref. before plinth C.C. to any Composite building.

8. Chajja Projection:

L.S. has proposed 0.30 mtr wide Chajja at lintel level with 0.60 mt. drop from respective floor level of composite building. The Chajja is allowed as per

regulation no. 42 (ii)(e)(i) and it is allowed free of FSI as per regulation 31(1)(xii) of DCPR-2034.

9. Service Duct of Composite Building:-

L.S. has proposed service ducts with service slab abutting to Bath Room & Toilet of Composite Building. L.S. has contended that, down take pipe from bath and Toilet will be carried from these ducts with service slab for requisite services. These ducts are open to sky with service slab and are accessible on ground floor. L.S. has claimed area of this ducts free of FSI as per Reg. 31(1)(xxiii) of DCPR-2034.

10. Servant Toilet :

As per Reg. 31(1) (xxiii) of DCPR-2034, area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq.m. at staircase mid landing level or at stilt level is allowed free of FSI.

Accordingly, in this case L.S. has proposed Servant Toilet at mid-landing level of all floors Composite building and excess area/BUA beyond 2.20 sq.mtr. of same is counted in regular Sale BUA/Sale/PTC fungible FSI.

11. Meter panel :-

L.S. has proposed one space for Meter panel at Gr./stilt floor in Composite building L.S. has proposed meter room less than the permissible area of meter room i.e. 10.00 sq.mt. per 50 tenements and is claiming its area free as shown in plan at Pg. C/293. As per clause 31(1) (xxxii) read with Regulation 37 (11) of DCPR 2034.

12. Electric/ Fire Fighting Duct:

Licensed Surveyor has proposed Electric and Fire-fighting Ducts of depth maximum 0.45 mt. on each floor and abutting Staircase wall of Composite building. L.S. has claimed area of this duct free of FSI as per Reg. 31(1)(xxxi) read with Reg. 31(3) of DCPR 2034.

13. Space For Fitness Centre :

As per provision of Reg. 37(28), read with Reg. 31(1) (xvii) the area of fitness center equivalent to 2% (two percent) of the total BUA for every building distributed as desired permitted free of FSI. Any additional BUA, in excess of this limit would be counted towards FSI.

In the instant case L.S. has proposed Fitness Center area 75.59 sq. mt. (i.e. more than 2% i.e. more than 51.78 sq.mt.) part on 1st & part on 7th floor and accordingly excess area counted in Sale FSI.

The same may be allowed subject to a Registered Undertaking from developer is insisted stating therein that, the Fitness Centre will not be misused

(xii)
& the same will be handed over to the Society of flat purchasers for the use of them.

• **Space for Society Office - Sale Component :**

As per the provision of reg. 31(1)(vii) read with reg. 37(9) of DCPR 2034 area of one society office of area upto 20.00 sq.mtr. is allowed free of FSI, in every residential building for the use of Co-op. Hsg. Society.

In present case, L.S. has proposed society office of 20.00 sq.mtr. carpet area at 1st floor as shown on plan at pg. C/295, which is allowable as per reg. 31(1)(vii) read with reg. 37(9) of DCPR 2034.

14. Pocket Terrace at 2nd floor/part terrace in Composite Building :

In the instant case, L.S. has proposed Mech. parking system on Pit+ ground + 1st floor in Composite Building, hence the pocket terrace is created at 2nd floor, for same L.S. has proposed slope in 1:5 ratio, as shown on the plan as at page C/295. L.S. has requested to allow the same free of FSI, as per Reg. 31 (1) (iv) pf DCPR 2034.

Also the part terrace is created on 13th floor and L.S. has stated that these part terrace at 13th floor of Composite building is created due to full consumption of PTC BUA/Sale BUA and accessible from common staircase as shown on plan at page C/429. L.S. has requested to allow the same free of FSI, as per regulation 31 (2) (iv) of DCPR 2034.

15. Parapet Wall:

In the scheme under reference, L.S. has proposed Parapet Wall on the edges of the roof terrace floor of Composite building having height 2.55 mtr. in Composite Building u/ref., permissible as per Reg. 38(23) of DCPR-2034. Reg 38 (23) of DCPR 2034 states that, "Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc. shall not be less than 1.50m from the finished floor level. Parapet wall having height more than 1.50m may be allowed on top most common terrace level with the approval of commissioner."

'A' In view of above, CEO (SRA)'s approval is requested to allow Parapet Wall on the edges of the roof terrace floor of Composite building having height 2.55 mtr. in Composite Building u/ref., permissible as per Reg. 38(23) of DCPR-2034.

16. U.G.Tank / Pump room :

Proposed in U.G.Tank / Pump room for Composite building flush to ground level with slab of 'AA' class loading for maneuvering of fire tender engine for Composite bldg. free of FSI as per as per Reg. 31(1)(xiv) of DCPR 2034

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Executive Engineer
Slum Rehabilitation Authority

17. Parking Spaces :-

L.S. has proposed parking as per reg. 44(2) table no. 21 (1) & 5 of DCPR 2034 with additional residential and commercial visitors parking as shown on plans as at Pg. C/293 the parking space requirement of PTC unit, Sale Residential tenements proposed in Composite building is worked out as under;

Parking for PTC Residential as per Reg. 44(2) table no. 21 (1) & 5 of DCPR 2034			
Carpet Area of flat	Parking Required	No. of Flats	Parking
Below 45 sq.mt.	1 for 8 Nos.	17.00	2.13 2.00 Nos.
45.00 To 60.00	1 for 4 Nos.	--	--
Total			2.00 Nos.
10% Additional parking for visitors			0.20 Nos. Say 1.00 Nos.
Total Residential Parking required			3.00 Nos.) ----(A)
Parking for Sale Residential as per Reg. 44(2) table no. 21 (1) & 5 of DCPR 2034			
Carpet Area of flat	Parking Required	No. of Flats	Parking
Below 45 sq.mt.	1 for 4 Nos.	--	--
45.00 To 60.00	1 for 2 Nos.	--	--
60.00 to 90.00	1 for 1 Nos.	--	--
90.00 above	2 for 1 Nos.	11.00	22 Nos.
Total			22.00 Nos.
10% Additional parking for visitors			2.20 Nos. Say 2.00 Nos.
Total Residential Parking required			24.00 Nos.
Additional visitor parking up-to 50%			6.00 Nos.
Total Parking proposed			30.00 Nos. ----(B)
Total Parking proposed (A +B)			33.00 Nos. ✓

L.S has proposed total 33.00 parking spaces for PTC & Sale Residential tenements as per Table-21 of Reg. No. 44 of Reg. 2034.

The NOC/Remarks from E.E. (T. & C.) of MCGM /Traffic Consultant as per EODB guideline for parking layout will be insisted before granting further C.C. to the building u/ref.

18. Mechanical stack parking system in Composite building :

In this case, L.S. has proposed parking space by way of mechanical parking tower system in Composite building in layout u/ref. as show on plans at pg. C/293 & C/297, with the total height of mechanical parking tower system 7.50 mtr. below ground level and 7.63 mtr. above ground level, subject to NOC from Consultants /E.E. (T & C) dept. before granting full CC to Composite building u/ref.

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Executive Engineer
Slum Rehabilitation Authority

The same is permissible as per reg. 44 (6) (a) of DCPR 2034, subject to registered undertaking from Developer will be insisted before granting full CC to Composite building in layout u/ref. stating therein that he will not misuse this mechanical puzzle parking tower system & the society members will not blame CEO (SRA) & its staff for failure of Mechanical parking system in future & he will maintain the parking system for 10 years. A condition to that effect is incorporated in draft LOI.

'B'

In view of above, CEO (SRA)'s approval is requested to allow mechanical stack parking tower system for Composite building u/ref., free of FSI as per the provision of Clause 44 (6) (a) read with 31 (1) (vi) of DCPR 2034, subject to NOC from registered Consultants /E.E. (T & C) dept. as per EODB before granting full CC to Composite building u/ref.

19. Refuge area :

As per the provision of regulation no. 48 (8) (a) (iii) of DCPR 2034, Refuge area to the extent of the 4% of the habitable floor area serves shall be permitted free of FSI and the same limit is allowed to be exceeded to 4.25% with the permission of Hon'ble CEO (SRA) provided there are planning constraint, if it exceeds 4.25% the excess area shall be counted in FSI.

The requirement of refuge area is accordingly mentioned below :

	Floor	Refuge area			Excess refuge area
		Required		Proposed	
		4%	4.25%		
Composite building	7 th floor	66.88	71.07	86.14	19.26

L.S. has requested to allow Refuge area, free of FSI upto 4.25% of habitable floor it serves, as per Reg. 48(8)(a)(i) DCPR, 2034 & excess refuge area beyond 4.25% will be counted in Sale BUA / PTC fungible compensatory FSI, without charging premium for Rehab/PTC Component as per Reg. 31(3) of DCPR, 2034, subject to NOC from CFO before granting C.C. to building u/ref.

'C'

In view of above, Hon. CEO (SRA)'s approval is requested to allow Refuge area, free of FSI upto 4.25% of habitable floor it serves, as per Reg. 48(8)(a)(i) of Reg. 33(10) of DCPR, 2034, subject to NOC from CFO before granting C.C. to building u/ref.

[Signature]
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[Signature]
Executive Engineer
Slum Rehabilitation Authority

20. Open Space:

Composite Building :

Composite building	Height (in mtr.)	Provision as per DCPR-2034	Details	Required open space
Composite Building	43.40 mtr.	As per Reg. 41(2) Table-A= For Light & ventilation = height/5 (Maximum 12.00 mtr. up-to 70.00 mtr.) • For Dead wall=6.00 mtr. up-to 70.00 mtr. • Front open space= 4.50 mtr. as per Reg. 41(4) Table-18.	43.40/5 = 8.68	8.68 mtr
				Dead wall - 6.00 mts.

The open spaces are required to be provided & deficiency created, are mentioned below:

Side	Required open space (in Mtrs.)	Proposed open space (in Mtrs.)	Open space deficiency		Remark
			(in Mtrs.)	(in %)	
North	8.68	6.00	2.68	30.88%	Rear open space.
South	8.68	1.50	7.18	82.73%	Side open space
East	8.68	1.50	7.18	82.73%	Rear side open space.
West	4.50	2.75	1.75	38.89%	FOS, as per clause 19 (2) of DCPR 2034.

From above tables, it can be seen that, open space deficiency is created upto 82.73% for Composite building by charging premium.

L.S. vide representation has requested to condone the open space deficiency upto 82.73% for Composite building by charging premium due to planning constraints.

Hardship:

L.S. vide letter has requested, to condone the deficiency in open spaces in building in the S.R. scheme due to planning constraints due to very small plot size & height restrictions imposed by the Airport Authority. It may be noted that, the stringent open spaces are only considered for condonation of deficiency in open spaces for Composite Bldg. However, the premium will be recovered as per the actual open spaces provided on all sides at the time of grant of O.C.C. of Composite Building u/ref.

Health Safety :

The open spaces around the building are proposed to be paved and surface drainage arrangement is proposed to be provided as per the requirement of SWD department of MCGM or SWD consultant.

Besides License plumber is appointed for design & supervision of drainage work, the completion certificate from license plumber shall be insisted as per the drainage requirement will be incorporated in approval conditions.

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Executive Engineer
Slum Rehabilitation Authority

Fire Safety:

L.S. has stated that, he will submit CFO NOC before granting Plinth CC to Composite Building u/ref.

The compliance of Fire safety measures will be incorporated as a condition of while approval of plans. The completion certificate from CFO shall be insisted before grant of OCC.

Structural Safety:

L.S. has to submit a structural certificate along with RCC design & drawings from appointed License Structural Engineer for proposed High Rise Bldg. before approval of plans for record.

As well as structural stability certificate from appointed License Structural Engineer shall be insisted after completion of the building. Structural stability of the building is thus taken care.

Public Safety:

Considering the above aspects of Health safety, Fire safety and structural safety, public safety is taken care.

A registered undertaking from the Developer will be insisted stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future." A condition to that effect is incorporated in draft L.O.I.

In view of above, Hon. CEO (SRA)'s approval is requested to condone the deficiency in open space to the max. extent of 82.73 % for Composite Building by charging premium (at the rate of 2.5% of ASR) as per the Cl. 6.15 of Reg. 33(10) of D.C.P.R.—2034, read with regulation 6 (b) of DCPR 2034, , subject to NOC from CFO before granting plinth C.C. to Composite building.

21. Exemption of Staircase, Staircase lobby, Lift, Lift Lobby, Lift Machine room, Staircase rooms etc.:

L.S. has claimed area under staircase, lift and lift/staircase lobbies, of all habitable floors free of FSI by charging premium as per circular provision under no. CHE/DP/110/Gen (C-6) dated 30/01/2020. Further, staircase room, lift machine room at the topmost stories & OHWT & non-habitable area below water tank & staircase from topmost floor to terrace claimed free of F.S.I. without charging premium in the schemes. Further, for PTC portion as per clause 6.14 of reg. 33(10) staircase, lift and lift/staircase lobbies, of all habitable floors claimed free of FSI without charging premium.

In view of above, Hon'ble CEO (SRA)'s approval is requested,

1. To allow the area of staircase, lift and lift/staircase, Lobby in front of lifts & staircase equivalent to 1.5 times the width of the lift/staircase free of FSI by charging premium for Sale & habitable portion only, as per Reg. 31 (1) (iv) of DCPR 2034 read with Circular No. C-6 dtd. 30/01/2020.
2. To allow staircase room, area of O.H.W.T. & non habitable area under stilt, basement & staircase from top most floor to terrace & to allow the lift upto

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S.E. (SRA) (SRA)
Executive Engineer
Slum Rehabilitation Authority

terrace floor and lift machine room above terrace floor of composite free of FSI without charging premium, as per Reg. 31 (1) (iii) of DCPR 2034.

22. Fungible Compensatory Floor Space Index :

As per the Reg. 31(3) of D.C.P.R.-2034; the Commissioner may, by special permission, permit fungible Compensatory Floor Space Index, not exceeding 35% for residential & commercial development, over and above admissible Floor Space Index, by charging premium at the rate of 50%, and 60% of the Stamp Duty Ready Reckoner Rate, for Sale Residential and Commercial development respectively.

The area of existing members will be calculated on the basis of earlier approved plans of existing building. The PTC Tenements and Existing residential & Commercial tenements fungible area upto 35% will be claimed/utilized without charging premium. The fungible Compensatory area for Sale portion shall be claimed/utilized by charging premium as per Reg. 31(3) of DCPR - 2034.

Permissible Fungible FSI for Sale (891.20 X35%)	311.92 sq.mtr. ✓
Permissible Fungible FSI for Existing BUA (1026.80 X35%)	359.38 sq.mtr. →
Permissible Fungible FSI for PTC tenements (891.20 X35%)	311.92 sq.mtr. →

'F' In view of above, Hon'ble CEO(SRA)'s approval is requested to allow to use fungible compensatory area upto 35% of BUA by charging premium for Sale portion and fungible compensatory area for PTC & existing t/s. area without charging premium as per stated above, as per regulation 31 (3) of DCPR- 2034.

23. Civil Aviation :

L.S. has proposed the Composite building elevation with height of 43.40 mtr. Subject to NOC from Civil Aviation before asking F.C.C. Condition to that effect is already incorporated in draft of LOI.

24. Protected FSI (As per Reg.30(C) of DCPR 2034): -

As per regulation No.30(C) of DCPR 2034 "a" The FSI permitted as per the table no. 12 will be allowed to be exceeded for redevelopment of existing authorized building to the extent of authorized development rights/BUA and shall be allowed entitled for additional FSI as per relevant regulations."

In this case, L.S. has intended to take the benefit of existing protected area of existing building known as "Kuber Villa", on the plot u/ref.

In this case, L.S. has submitted the approved Building plans u/no. CE/4292/WS/AK dated 08.06.1998 at Pg. C/277 to C/279. As per the approved plan the existing BUA proposed adm. 1026.80 sq.mt. for existing building known as " Kuber Villa", and the net plot area is admeasuring 702.30 Sq.mt of plot u/r.

The BUA for existing building Consumed on site as per earlier approved plan is 1026.80 Sq.mt. - Net area of Plot 702.30 = 324.50 sq.mt.) Hence, the protected Area is admeasuring to 324.50 Sq.mt. In this context, L.S. has

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requested to take the benefit of additional BUA on said plot area as per the protected FSI as per Regulation 30(C) of DCPR 2034.

In this respect legal dept. of M.C.G.M opined vide letter dtd 26.11.2013 at page C/305 to C/307 as follows "The L.d Advocate General has also opined that DCPR 33 provides for additional FSI to be allowed for various categories specified therein including for educational, medical propose in this categories the additional FSI is granted on payment of premium or on compliance of certain condition. Having paid for such additional FSI it is clear that the purchaser acquires property rights that entitle him to construct to the extent of such F.S.I.

In view of the opinion of the L.d. Advocate General FSI/TDR has been held as a benefit arising out of the land and when the buildings constructed in lieu of additional FSI/TDR comes forward for redevelopment the FSI already availed of is protected"

In this case plot area is 702.30 sq.mtr. which is considered for Zonal FSI & approved BUA is 1026.80 sq.mtr. by BMC vide approved plans dtd. 08.06.1998, thus the area approved is protected.

Accordingly, zonal, PTC & corresponding incentive Sale is workout as under :

Zonal	=	702.30 sq.mtr.	... A
Protected BUA	=	1026.80 - 702.30 = 324.50 sq.mtr.	... B
PTC	=	702.30 X 1.50 - 162.25 = 891.20 sq.mtr.	... C
Incentive	=	702.30 X 1.50 - 162.25 = 891.20 sq.mtr.	... D
Total (A+B+C+D)	=	2809.20 sq.mtr.	
FSI Sanctioned	=	2809.20 / 702.30 = 4.00	

In view of above, Hon'ble CEO (SRA's) approval is requested to allow benefit of protected FSI/Area admeasuring to 324.50 sq.mt. for existing building above Zonal FSI, as per Regulation No.30 (C) read with Reg 33 (11) of DCPR 2034.

25. Scheme Parameter / BUA / F.S.I Statement:

	Description	Proposed Reg. 33 (11) of DCPR-2034 (in sq.mtr.)
1	Area of plot	702.30
2	Deduction for Road Set-back area	--
3	Balance plot area (1- 2)	702.30
4	Plot area for FSI (3)	702.30
5	Maximum FSI permissible on plot	4.00

		Zonal	Protect FSI	Incentive Sale	PTC BUA	Total
6	Max. Permissible Built area	702.30	324.50	891.20	891.20	2809.20
7	Proposed Sale Built up area	1918.00			--	1918.00
8	Proposed PTC Built up area	---			891.20	891.20
9	Total BUA proposed in situ	1918.00			891.20	2809.20
10	FSI sanctioned (9/4)	4.00				
11	No of PTC tenements	17 Nos.				
12	Amenity (01 SO. + 01 BW + 01 WC + 01 Am-1 + 01 Am-2)	05 Nos.				

In view of above, Hon'ble CEO(SRA)'s approval is requested; to approve the scheme parameters as calculated in above table as per Clause 'A' of Reg. 33(11) of DCPR 2034 & to issue the LOI.

26. Annexure-III

L.S. has forwarded the document to obtain Annexure-III and same will be insisted before issue of LOI.

In view of above, Hon'ble CEO(SRA)'s;

1. To approvals are requested to paras sideline and marked as 'A' to 'H' of above report.
2. To approve draft LOI letter as at page C/299- C/301.

On receipt of Hon'ble CEO (SRA)'s approvals on para side-lined 'X' above, Ex. Eng. (SRA)- K/W approval is requested to draft IOA plans of composite building as at page- C/293 to C/297 & draft IOA letter of Composite building as at page- C/285-C/291.

Submitted please.

S.E. (SRA) 'K/W' ward
(Shri. P.P.Mane)

A.E.(SRA) 'K/W'
(Shri.V.C.Tirhekar)

Executive Eng.- (SRA)
(Shri. R.B.Patil)

Dy. Ch. Eng.- (SRA)

Hon'ble CEO (SRA)
sir,



SLURM REHABILITATION AUTHORITY

No.: K-W/PVT/0179/20230127/LOI

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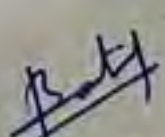
Submitted Please.

Subject:- L.O.I. Report for proposed Slum Rehabilitation Scheme under the regulation 33(11) of DCPR-2034, on non-slum plot bearing C.T.S. No. 305 of village Vile parle, situated at N.S. Road No. 5, J.V.P.D. scheme, Vile Parle (W), Mumbai 400056, in K-W ward of MCGM.

Perusal is requested to detailed report submitted vide N/1 to N/14. The proposal is submitted for Grant of LOI as per DCPR 2034. The scheme parameters may be seen at page N/13-N/14.

Further various concessions sought in the scheme are submitted as under:

Para Sideline	Details of approval/order	Page No	Regulation as per DCPR / Notification
'A'	Approval is requested to allow Parapet Wall on the edges of the roof terrace floor of Composite building having height 2.55 mtr. in Composite Building u/ref., permissible.	N/7	As per Reg. 38(23) of DCPR-2034.
'B'	Approval is requested to allow mechanical stack parking tower system for Composite building u/ref., free of FSI	N/9	As per the provision of Clause 44 (6) (a) read with 31 (1) (vi) of DCPR 2034, subject to NOC from registered Consultants /E.E. (T & C) dept. as per EODB before granting full CC to Composite building u/ref.
'C'	Approval is requested to allow Refuge area, free of FSI upto 4.25% of habitable floor it serves.	N/9	As per Reg. 48(8)(a)(i) of Reg. 33(10) of DCPR, 2034, subject to NOC from CFO before granting C.C. to building u/ref.
'D'	Approval is requested to condone the deficiency in open space to the max. extent of 82.73 % for Composite Building by charging premium (at the rate of 2.5% of ASR).	N/11	As per the Cl. 6.15 of Reg. 33(10) of D.C.P.R.—2034, read with regulation 6 (b) of DCPR 2034, , subject to NOC from CFO before granting plinth C.C. to Composite building.
'E'	Approval is requested, i. To allow the area of staircase, lift and lift/staircase, Lobby in front of lifts & staircase equivalent to 1.5 times the width of the lift/staircase free of FSI by charging premium for Sale & habitable	N/11	As per Reg. 31 (1) (iv) of DCPR 2034 read with Circular No. C-6 dtd. 30/01/2020.


Executive Engineer
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No.: K-W/PVT/0179/20230127/LOI

Date:

1. **Architect** : Shri Ganesh Salaskar
of M/s. Reidius Consultancy
G/206, Sai Shraddha CHS Ltd.
Near MVM school, Off. Veera Desai Road,
Andheri (W) Mumbai 400058
2. **Developer** : M/s. Lotus Ventures L.L.P
1301, Lotus Trade Centre, Sahakar Nagar
New Link Road, Andheri (W),
Mumbai 400053

Subject : Issue of LOI - Proposed Slum Rehabilitation Scheme under the regulation 33 (11) of DCPR 2034 on land bearing C.T.S. 305 of village Vile parle, situated at N.S. Road No. 5, J.V.P.D. scheme, Vile Parle (W), Mumbai 400056, in K-W ward of MCGM.

Ref. : K-W/PVT/0179/20230127/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 Letter of Intent schemes 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 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.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457, Email: info@sra.gov.in

3.E (S.R.A.) A.E. (S.R.A.) Executive Engineer
Slum Rehabilitation Authority

	Description	Proposed Reg. 33 (11) of DCPR-2034 (in sq.mtr.)				
1	Area of plot	702.30				
2	Deduction for Road Set-back area	--				
3	Balance plot area (1- 2)	702.30				
4	Plot area for FSI (3)	702.30				
5	Maximum FSI permissible on plot	4.00				
6	Max. Permissible Built area	Zonal	Protect FSI	Incentive Sale	PTC BUA	Total
		702.30	324.50	891.20	891.20	2809.20
7	Proposed Sale Built up area	1918.00			--	1918.00
8	Proposed PTC Built up area	---			891.20	891.20
9	Total BUA proposed in situ	1918.00			891.20	2809.20
10	FSI sanctioned (9/4)	4.00				
11	No of PTC tenements	17 Nos.				
12	Amenity (01 SO. + 01 BW + 01 WC + 01 Am-1 + 01 Am-2)	05 Nos.				

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/AGRC and if directed by Competent Court /AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. The Developer shall pay Rs. 40,000/- per PTC tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges as per Slum Rehabilitation Authority policy.
6. The Developer shall hand over PTC tenements (including amenity) if any within three months after grant of OC. The said PTC tenements as mentioned in salient features condition no. 3 (11) above be handed over to the SPPL/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.
The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
7. The Developer shall complete the PTC component of project within the stipulated time period from the date of issue of CC to Composite building as mentioned below
 Plot area up to 4000 sq.mt. 36 months.
 Plot area between 4001 to 7500 sq.m.t. • 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.

8. The Developer, Architect 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 10A in a prescribed format.
9. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
10. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
11. 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 shall be solely responsible for safety.
12. That you shall submit before asking plinth CC, Registered undertaking & indemnity bond from developer for,
 - a) Not misusing the stilted portion of bldg. u/ref. & maintain the parking system for 10 years of Rehab building.
 - b) The society members will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future.
 - c) Not misusing entrance lobby, pocket terraces, part terraces, Refuge area, Stilt in Rehab/Sale building.
 - e) That perspective buyers will not held liable to SRA for inadequate sub-standard sizes of Room/Artificially ventilated shaft in future.
 - f) That the prospective buyers will be made aware about building planning is with deficient open space and prospective buyers will not held liable to SRA in future for deficient open spaces in Sale building.
13. The agreement of END USERS to the effect that SRA & it's officers shall not be held responsible in case of mechanical failure of the Mechanized parking spaces in future and SRA, as well as it's officers shall be indemnified by the Developer for probable mechanical failure.
14. That you shall submit Registered undertaking for handing over of this fitness center to Sale society, free of cost is same shall not be misused in future & satisfactory compliances of conditions of fitness center.
15. That you shall Register the project with MAHA RERA as per RERA act.
16. 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.
17. That the work shall not 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 provision of notification issued by Ministry of Environment & forest Department.

44/11/17
S.E (S.R.A.) A.E. (S.R.A.)

Executive Engineer
Slum Rehabilitation

If you are agreeable to all these, above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I., in conformity with the D.C. Regulation No. 33 (11) of D.C.P.R. of 2034, in the office of the undersigned within 90 days from receipt of this LOI.

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4/19/14 HM
6/2/103/23
6/2/103/23
S.E (S.R.A.) A.E. (S.R.A.)

Executive Engineer
Slum Rehabilitation Authority

Yours faithfully,

Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban.
3. Assistant Mun. Commissioner, "K/W" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.)
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.

Draft

4/19/14 HM
6/2/103/23
6/2/103/23
S.E (S.R.A.) A.E. (S.R.A.)

Executive Engineer
Slum Rehabilitation Authority

Chief Executive Officer
Slum Rehabilitation Authority

Signature
DCE/SRA