

Building Permission Cell, Greater Mumbai, MHADA

No.EE/BP Cell/GM/MHADA/ LOI/3201094/2026
Dated: 13.05.2026

1. **Architect** : Shri. Vilas Dikshit of M/s Shilp Associates.
Of M/s Shilp Associates.
315- 317, E-Square, Subhash Road, Above State Bank
of India, Vile Parle East, Mumbai – 400 057.
2. **Developer** : M/s. Prestige Falcon Mumbai Realty Private Limited
10th Floor, Unit No 1005, Plot No-68, Jet Airways
Godrej BKC, Mumbai-51
3. **Society** : Shivaji Nagar CHS and Shree Krushna CHS.

Subject: Revised LOI for S.R. Scheme approved under Reg. no. 33(10) of DCPR 2034 and now transfer in scheme 33(5) (10) read with 33(10) of DCPR 2034 for plot bearing C.S. No. 1008, 778-780 (pt) of Worli Division, situated at Dr. Annie Besant Road, Worli, Mumbai 400030, for Shivaji Nagar Co-Op. Housing Society (Prop.) & Shree Krushna Co-Operative Society (Prop.)

Reference: G-S/STGOVT/0006/20240423/LOI dated 29/04/2024

Sir,

With reference to the above-mentioned Slum Rehabilitation Scheme on property bearing C.S. Nos. 1008,778-780 (pt) proposed under Reg. 33(10) of DCPR 2034 of Worli division, in G/S, Mumbai, this office is pleased to inform you that this **Letter of Intent** is principally approved for the sanctioned of Incentive **FSI** for **Slum plot** in accordance with provisions of Reg. 33(10) of DCPR- 2034, which shall be allowed to be consumed on the plot, subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the draft Annexure-II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. 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 revised from time to time.
4. That you shall restrict the built-up area meant for sale in the open market and built-up area of rehabilitation as per the scheme parameters Annexed herewith.

5. Scheme Parameters:

Sr. No.	Particulars	Area In sq. Mtr.
1	Area of Scheme	7,906.10
2	Plot Area ROS 1.5(Garden/ Park) as per D.P. Remark	6,528.19
3	Balance Area	1,377.91
4	Deduction for Proposed DP Road/ Setback	Nil
5	Plot area ROS 1.5 (Garden/Park) to be handed over to BMC	6,528.19
6	Balance plot Area	1,377.91
7	Amenity Area as per Reg. 14A of DCPR 2034	Nil
8	Permissible FSI on ROS 1.5 (Garden/ Park)	NDZ
a	Rehab BUA	18,626.80
b	Rehab Component	36,843.07
c	Incentive Factor	0.95
d	Permissible Sale Component generated in the Scheme	35,000.92
9	No. of slum dwellers to be accommodated	
10	Rehab Resi. t/s	446
11	Rehab Comm. t/s	13
12	Rehab Resi cum Comm. t/s	02
13	Total No of tenants	461
14	Existing Offices	04
15	Religious structures	02
16	Amenities to be provided	
	Balwadi	02
	Welfare Centre	02
	Amenity No.1	02
	Amenity No.2	02
	Society Offices	05
	Community Hall	01

6. 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/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under various provision of IPC 1860 and Indian Evidence Act.1872.
7. Details of landownership: - Property bearing C.T.S. Nos. 1008 proposed under Reg. 33(10) of DCPR 2034 of Worli Division is owned by MHADA. Property bearing C.T.S. Nos. 778(pt)- 780 (pt) proposed under Reg. 33(10) of DCPR 2034 of Worli Division is owned by Maharashtra State Police Housing and Welfare Corporation
8. Details to access: - plot under reference is directly accessible from 6.00 mt. wide existing road as per the status of road given by A.E. (Maint. G/S ward.

9. Details of D.P. remarks: - As per DP Remark the plot bearing C.S. No.1008 is in Residential zone and affected by reservation ROS 1.5 (Garden / Park). The C.S. 1008 falls in CRZ-II. Earlier area of ROS 1.5 (Garden/Park) taken 6895.10 sq.mtr. as per provisional LOI issued by SRA dated 29/04/2024, Now Architect has submitted current D.P. Remark dated 31/07/2024. As per D.P.Remark ROS 1.5 area shown as 6528.19 sq. mtr. Same is accepted subject to final demarcation from CSLR.

As per D.P. Remark C.S. No. 778- 780 and as per Slum plan the small 3 pockets of C.S. No. 778 (pt)-780(pt) are occupied by slums, out of these 2 pockets are reserved for police staff quarters, municipal Housing and remaining one pocket is not reserved for any public reservation and falls in R zone.

10. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of ASR to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 & as decided by the Authority in addition to that under 124(E) or as per updated by Gov. time to time before granting O.C. to Rehab wing.

11. The Developer shall hand over PAP tenements if any within one month after grant of OCC. The said PAP tenements as mentioned in salient features condition 4 above be handed over to the MHADA or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

12. That the amenity tenements i.e. 02 no. of Balwadi shall be handed over to the women and child welfare Department, Government of Maharashtra as per the direction given by the additional chief secretary, women and child welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per circular no. 129 and 02 no. of welfare center, 02 no. of Yogalayas, 02 no. of Libraries , 05 no. of Society offices 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 building. Handing over/ taking over receipt shall be submitted to SRA.

13. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.

14. The Developer shall submit various NOCs including that from MOEF, if applicable from the concerned authorities in the office of Planning MHADA Authority from time to time during the execution of the S.R. Scheme.

15. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below: -

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 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 V.P./CEO(MHADA) with valid reasons.

16. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
17. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.500/- non-judicial stamp papers indemnifying the MHADA 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 IOA in a prescribed format.
18. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by MHADA Authority.
19. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
20. The IOA/Building plans will be approved in accordance with the DCPR-2034 and prevailing rules, policies and conditions at the time of approval.
21. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
22. 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.
23. That you shall execute standard format of individual agreement to be submitted to MHADA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
24. That you shall fix CCTV cameras on site in the building under construction with feed to MHADA server as per the direction & specification of MHADA.
25. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.

26. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
27. That you shall construct tenements in shear wall technology as per Circular No.154.
28. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab Building.
29. That the Rain Water Harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times, failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be leviable.
30. 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 provision of Notification issued by Ministry of Environment & forest Dept.
31. That you shall register the said project with MAHA- RERA Authority and the certificate regarding the same shall be submitted to this office for record.
32. a) That you shall appoint PMC & TPQA.
b) That you shall submit Registered Tri-Partite Agreement among Developer, Slum Societies & Lift Supplying Co./Firm for comprehensive maintenance of the Electro Mechanical systems such as pumps, lifts etc. and for obtaining renewal/clearance certificate from Competent Authorities as rules for a period of 10 years from the date of issue of occupation certificate to the Rehabilitation building as per circular No. SRA/ENG/2364 of 29/05/2008.
c) Installation of the firefighting systems as per requirement of CFO and execution of tri-partite agreement for comprehensive maintenance for the period of 10 years.
d) Vetting of another Structural Engineer to review the structural design of the building in the scheme.
33. That the cognizance of Govt. Notification No. झोपुयो -१२०३/प्र. क्र.४६/२०१९/झोपसु -१ दिनांक २८.०८.२०१९ shall be taken & the conditions mentioned in the notification to be followed scrupulously.
34. That you shall revise the LOI as per final certification of Annexure-II for the eligibility of slum dwellers.
35. That you shall submit plot demarcation from Competent Authority before asking plinth CC to the building in the scheme & if any change in plot area, the scheme will be revised accordingly.
36. That you shall submit Civil Aviation Remarks before requesting Plinth CC to any building.

37. That you shall submit registered undertaking for not misusing of refuge space before issue of Further CC to Sale component / BUA and also incorporate the condition in Sale agreement of prospective buyers for not misusing of area meant as Refuge area.
38. That you shall insure the quality control of the proposed rehab/ composite building in the S.R. Scheme and attend further repairs/ maintenance after occupation defect liability period of 03 years from the date of occupation has been fixed.
39. That you shall bear the cost of carrying out infrastructure works right up to the plot and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
40. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
41. As per Circular no.130 Cess charges of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
42. That you shall incorporate the clause in the registered agreement with slum dwellers and Project affected persons that they shall not sell or transfer tenements allotted under slum rehabilitation to anyone else except the legal heirs for a period as per Govt. policy from the date of taking over possession, without the prior permission of the CEO (SRA).
43. That you shall submit registered undertaking before granting plinth CC to Sale building in layout u/ref. stating therein that, building is proposed with deficient open space as against required as per DCPR, 2034 & the perspective buyers should not blame V.P./CEO (MHADA) & it's staff for the same & the same clause shall be incorporated in the sale agreement.
44. That the Registered Undertaking from the Developer shall be submitted for the following: -
 - i) Not misusing part/pocket terrace of Rehab & Sale bldg.
 - ii) To Demolish the excess area if constructed beyond permissible F.S.I.
 - iii) Not to misuse Puzzle/Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - iv) Not to misuse the entrance lobby.
 - v) That the buyers / member will not be held liable to SRA for failure of mechanical/stack parking system in future.
 - vi) Not misusing the society office for any other purpose than specified or for not creating any third-party interest in whatsoever manner of Rehab building/wing.
 - vii) The Developer shall do the electro mechanical maintenance the High-Rise Rehab wing/building for a period of 10 years from the date of Occupation of the said buildings before approval of OCC to rehab bldg./wing u/Ref.
 - viii) Not misusing part/pocket terrace, service floor for sale wing/rehab wing.

- ix) That you shall submit the necessary consents from Rehab commercial tenements as per SRA circular no.140 before granting CC to the building u/r.
- x) That Indemnity Bond Indemnifying MHADA and MHADA staff mentioning therein that, the MHADA and MHADA staff will not be held responsible from any unwanted incident due to proposed stack/mechanical parking such as loss of life, damage of the property, goods, noise pollution etc.
45. That you shall submit the structural design and drawings of the Rehab building & vetted or peer reviewed from another registered structural Engineer.
46. That the rehab / composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by various circulars of SRA/MHADA.
47. That you shall submit a registered undertaking before CC to the sale wing/building from the Developer stating therein that, "If any litigation arises from the prospective buyers due to deficient open space MHADA, 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 MHADA for the same at any point of time, as well as the developer shall indemnify the MHADA and its staff from any probable disputes in future.
48. That you shall hand over to MCGM, the area of Setback of Sanctioned RL of Road and the same is to be transferred in the name of MCGM in the revenue records before releasing last 25% of the permissible Sale BUA.
49. That developer will hand over ROS 1.5 (R.G.) to BMC free of cost before asking for occupation to sale component generated through SRA scheme.
50. That developer will hand over vacant possession of slum occupied small portion of C.S. No. 778(pt)-780(pt) to owner of C.S. No. 778(pt)-780(pt).
51. That you shall comply with SRA Circular No. 209, 210, 212, 214, 215A, 216 at applicable stages.
52. That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.
53. Permission for construction of Prayer Rooms (Religious structures), if any, NOC as per notification u.no. सीटीएम-१००९/प्र.क्र.६०१/वि.शा.१ब dated २३/११/२००९ shall be submitted.

If applicants Society/Developer/Architect are agreeable to all these conditions, then they submit proposal for approval of plans separately for each building/wing, in conformity with DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

This LOI/approval is issued without prejudice legal matters pending in court of law, If any.

LOI note has been approved by Hon'ble VP/CEO (MHADA) dtd.12.05.2026. LOI is being issued.

Yours Faithfully,

-sd-

Hon'ble V.P./ CEO (MHADA)

Copy to:

1. Municipal Commissioner, BMC.
2. Assistant Commissioner, "G/S" Ward, BMC
3. Chief Engineer (Development Plan), BMC
- ✓ 4. Competent Authority/ Dy.Ch.Officer (Marketing) – Copy for information to take further necessary action as per circular no.37.
5. H.E. of BMC.
6. I.T. Section (MHADA), to publish this LOI on SRA website.

LOI note has been approved by Hon'ble VP/CEO (MHADA) dtd.12.05.2026. LOI is being issued.

B. M. Desai

for **Hon'ble V.P./ CEO (MHADA)**