SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2855/KE/PL/LOI

Date: 31 OCT 2019

1. **Architect** : M/s Daddy & Associates
14/B, Bindya Society, 51 Hill road
Bandra (W) Mumbai 400 050.

2. **Developer** : **A.I.M Realtors Pvt Ltd.**
Ground floor, Apartment, Bandivali
Hill road , Off S. V .Road
Jogeshwari(W)Mumbai-400 102.

3. **Society** : Shevantabai chawl CHS (Ltd.)
P.P. Dais compound Natwar Nagar Road No. 01, Joeshwari (E) Mumbai -400 060.

Sub: Issue of Revised LOI- Proposed S. R. Scheme on plot bearing C.T.S No. 274,274/1 to 15, 287,287/1 to 6 of village Mogra Andheri Natavar Nagar Road No 1 Joeshwari (E) Mumbai-400 060

Ref : SRA/ ENG/2855/KE/PL/LOI

Sir,

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. That all the conditions of LOI u/no. SRA/ ENG/ 2855 /KE/PL/LOI dated 09/10/2017 shall continue and shall be complied at appropriate stages.

2. 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.

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	Now proposed		
		Slum area in sq.mt.	Non slum area in sq.mt.	Total area in sq.mt.
1	Area of plot	528.10	260.50	788.50
2	Deduction for			
	a) Setback	147.10	08.50	155.60
	b) Prop. D. P. Road	--	--	--
3	Total (a+b)	147.10	08.50	155.60
4	Balance plot area(1-3)	381.00	252.00	632.90
5	Deduction for 15% R.G. if deductible	--	--	--
6	Net plot area(4-5)	381.00	252.00	632.90
7	Additional for FSI purpose:			
	a) Setback	147.10	08.50	155.60
	b) Prop. D. P. Road	--	--	--
	c) Total (a+b)	147.10	08.50	155.60
8	Plot area for FSI computation on gross (6+7)	528.10	260.50	788.50
9	Maximum FSI permissible on plot (in situ) (zonal + TDR + 50% additional F.S.I.)	4.00	1.00	--
10	BUA permissible on plot (8 x 9)	2112.40	260.50	2372.90
11	Rehab Built up area	947.79	--	947.79
12	Amenity BUA & common passage	269.60	--	269.60
13	Rehab Component (11+12)	1217.39	--	1217.39
14	Sale component same as 13 above	1217.39	-	1217.39
15	Total BUA sanctioned for the project (11+14)	2165.18	--	2165.18
16	Total FSI sanctioned for project (15/8)	4.099	--	--
17	Sale BUA proposed on site (10-11)	1217.39	260.50	1477.89
18	TDR generated (14-17)	Nil	--	--
19	Area of Reservation to be handed over a) setback	147.10	08.50	155.60
20	Nos. of tenements i) Rehab under 33(10)			
21	TDR 50% area claimed of (1)	--	126.00	126.00
22	Additional FSI 0.50% are claimed of (1)	--	126.00	126.00
23	Total sale area permissible (17+21+22)	1217.39	512.50	1729.89
24	FUNGIBLE AREA WORKOUT of a) Residential 1729.89 x 35%	--	--	605.46
	b) Commercial x 20%		--	--
	c) Total permissible fungible area			605.46

25	Total (zonal FSI + TDR+ additional FSI + fungible FSI) (23+24c)			2335.35
26	A) Nos. of slum dwellers to be re-accommodated Rehab Residential - 25 nos. Provisional Rehab Resi. - 02 nos. Provisional Rehab comm. - 02 nos. Other Amenities - 02 nos. B) Amenities to be provided Anganwadi - 01 no. Welfare Centre - 01 no. Society Office - 01 no.			

4. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.

5. That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) remarks and NOC From Dy. Ch. Eng. (M & E)before asking Further CC building under reference .

6. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.

7. That you hall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic west composter before requesting further CC to sale building under reference and Accordingly , complied with the requirement of SWM of MCGM on site .

8. That The developer shall submit the certified Annexure-II for 02 Nos of Non Eligible tenements as provisnal PAP's before asking Full OCC Composite Bldg..

9. That you shall submit Registered 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 the Developer.

10. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI /Registered structural engineer etc.

11. That you shall hand over 02 nos of PAP tenements to this office with in 3 month after granting O.C.C. to rehab building.

12. That you shall pay open space deficiency @ 2.5% for rehab building at the time of granting O.C.C. to rehab building.

Yours faithfully,

for Chief Executive Officer
Slum Rehabilitation Authority

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