

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2904/L/PL/LOI
Date:

13 JAN 2023

- ✓ 1. **Licensed Surveyor** : Mr. Abdul Salam Dalvi of
M/s. Dalvi & Associates
Ground Floor, Amity CHSL,
Hall Road, Kurla (West), Mumbai - 400070.
2. **Developer** : M/s. Shreeji Properties
Plot 96, D,souza Cottage,
Prabhat Colony, Road No. 7,
Santacruz (East), Mumbai - 400055.
3. **Society** : Ashtavinayak (SRA) CHS (Prop.)
CTS No. 82, 82/1 to 49 of Village Kurla – Part 4
located behind New Mill Compound, Hutatma
Keluskar Marg, Kurla (West), Mumbai – 400070.

Subject : Issue of Revised Letter of Intent to Proposed Slum Rehabilitation Scheme on plot bearing CTS No. 82, 82/1 to 49 of Village Kurla – Part 4 located behind New Mill Compound, Hutatma Keluskar Marg, Kurla (West), Mumbai – 400070 for Ashtavinayak (SRA) CHS (Prop.).

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent** approved for the sanctioned **FSI of 5.53 (Five Point Five Three Only)** for Slum plot under Reg. 33 (10) of DCPR 2034 and **FSI of 2.96 (Two Point Nine Six Only)** for Non Slum plot under Reg. 33(11) of DCPR 2034 in accordance with provisions of, subject to the following conditions.

1. That all conditions mentioned in letter of intent issued under No. SRA/ENG/2904/L/PL/LOI dated 24/04/2019 shall be complied with.

2. 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.

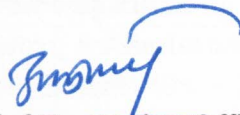
The salient features of the scheme are as under:

Sr. No.	Description	Scheme parameters per proposed Revised LOI in sq.mt.	
		Area under Slum Plot 33(10)	Area under Non-Slum Plot 33(11)
1	Area of Plot	1096.88	1118.32
2	Deduction for Road Setback	--	22.50
3	Net Plot Area (1 – 2)	1096.88	1095.82
4	Addition for FSI purpose	--	22.50
5	Total Plot Area for FSI purpose (3 + 4)	1096.88	1118.32
6	Max permissible FSI on Plot	4.00 or Sanctioned FSI	3.00
7	Max. BUA permissible on Plot (5 x 6)	--	3354.96
8	Rehab BUA/ PTC Area (excluding areas under staircase & common passage)	2415.88	1063.59
9	Rehab BUA under common passage & amenity tenements	903.73	--
10	Rehabilitation Component	3319.61	--
11	Permissible Sale Component (10 x 1.10 for Slum Plot)	3651.57	2181.91
12	Total Sale BUA proposed to be consumed in situ	3651.57	2181.14
13	Total BUA sanctioned for the Scheme (8 + 12)	6067.45	3244.73
14	FSI sanctioned for the Scheme (13 / 3)	5.53	2.96
15	TDR (if any)	--	--
16	Nos. of Eligible slum dwellers to be accommodated in scheme.	31	--
17	Nos. of Provisional PAP tenements	24	--
18	Nos. of PAP tenements	17	--
19	Nos. of PTC tenements	--	25

3. The Developer shall hand over PAP, PTC & Provisional PAP tenements within three months after grant of OCC. The said PAP, PTC & Provisional PAP tenements as mentioned in salient features condition No. 2 above be handed over to the Slum Rehabilitation Authority/Estate department or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq. Mts. free of cost. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, these tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
4. That the developer shall ensure compliance of the provision of building and other construction workers (Regulation and Employment and condition of strikes, Act-1996 and submit documentation to the that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM (c) No.(s)1/2015.
5. 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 Department.
6. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical lights & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be indemnified from any probable dispute that may arise in future.
7. That you shall submit self-certified structural audit certificate from registered structural engineer at the time of application for occupation certificate & structural stability certificate from registered structural engineer having minimum experience of 5 years for rehab building at the end of defect liability period or application for release of bank guarantee.
8. 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.
9. That you shall register with RERA authority as per RERA act & submit copy of the same.

If applicant Society/ Developer/ Licensed Surveyor are agreeable to all these conditions, then they 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 Revised LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) approved Draft Revised LOI)