SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2821/PN/STGL/LOI

Date: 19 AUG 2020

1. **Architect** : Shri. Vishwas Satodia
01/A-wing, Upper Ground Floor, shah Arcade-II,
Rani Sati Marg, Malad (E), Mumbai- 400 097.

2. **Developer** : M/s. Poonam Housecon Pvt. Ltd.
501, 5th floor, Office-2, Shah Trade Center,
Rani Sati Marg, Malad (E), Mumbai-400 097.

3. **Society** : "Ekta CHS (Prop.)"

Sub.: Issue of Revised LOI- For proposed S.R. Scheme on plot bearing CTS No. 581A/3B/1(pt), 581A/3B/1/1 to 9 of village Malad (E), Taluka-Borivali, M.S.D. at Rani Sati Marg, Malad (East), Mumbai for "Ekta CHS (Prop.)" as per Reg. 33(10) of DCPR-2034.

Ref.: LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 20/07/2019.

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued dated 20/07/2019, this office is pleased to issue in principal approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. That all the conditions of LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 20/07/2019 shall continue and shall be complied at appropriate stages.

   Following are the modified/additional conditions:

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.

Sr. No	Description	Area (In sq. mtr.)
1	Plot area as per Annexure-II	3807.80
1a	Less- Area of plot not in possession	14.42
	Balance plot	3793.38
2	Deduction for	
	a) Setback area of D.P. Roads	139.42
3	Balance plot area	3653.96
4	Net area of plot for computation of T/S density.	3653.96
5	Addition for FSI	139.42
6	Total Plot Area for FSI Purpose	3793.38
7	Permissible F.S.I.	3.00 or sanctioned FSI whichever is more
8	BUA permissible	11380.14 or more
9	Rehab BUA	7731.16
10	Rehab passages & Amenity Area	1315.91
11	Rehab Component	9047.07
12	Sale Component (11 x Incentive BUA-1.00)	9047.07
13	Total BUA sanctioned for the project	16778.23
14	Total BUA sanctioned for the project	4.423
15	Sale BUA permissible in-situ	9047.07
16	No. of Rehab t/s. as per Reg. 33(10)	
	i) Rehab Residential	48 nos.
	ii) Rehab Resi. cum Com. (R/C)	02 nos.
	iii) Rehab Commercial	05 nos.
17	Provisional PAP tenements as against non-eligible tenements	
	i) Rehab Residential	78 nos.
	ii) Rehab Resi. cum Com. (R/C)	03 nos.
	iii) Rehab Commercial	36 nos.
18	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	74 nos.
19	• Balwadi	01 no.
	• Welfare Center	01 no.
	• Society Office	02 no.
	• Skill Development Center	01 no.
	• Library	01 no.
20	A) BUA of buildable reservation	-
	B) Area of non-buildable reservation	
	i) Setback of D.P. Road	139.42

3. That the LOI shall be got revised if the setback area of DP road in S.R. Scheme under reference changed/vary as per the actual demarcation of DP Road from D.P. Dept. of MCGM.

4. That the undertaking from developer shall be submitted stating therein that, in case any of 21 nos. of tenements which are mentioned closed & not in use in certified Annexure-II from competent authority and considered in S.R. scheme as residential are declared eligible for non-residential users by Competent Authority in future then they will get the LOI revised accordingly.

5. That the Remark from Electric Co. shall be submitted for the proposed electric substation & meter rooms in composite building before asking Further C.C. to the building.

6. 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.

7. That you shall comply condition mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.

8. 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 light & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.

9. 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.

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

Yours faithfully,

for Chief Executive Officer
Slum Rehabilitation Authority

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