



SLUM REHABILITATION AUTHORITY

No.SRA/ENG/977/N/STGL/LOI

Date : 23 NOV 2021

REVISED LOI

TO,

Architect: Mr. Manoj Vishwakarma of M/s. DOT Architects
Gr. floor, Sharad Sangeet Vidyalaya,
M.K. Marg Kalanagar, Bandra (E),
Mumbai 400 051.

Developer: M/s. Vinayak Associates Joint Developer with
M/s. Shree Samarth Erectors & Developer.
504, Swastik Business Park,
Ghatkoper West, Mumbai 400 086.

Society: Kranti Jyot No. 1 SRA CHS (Ltd).
Savithri bhai Phule Nagar,
Panth nagar, Ghatkoper (E),
Mumbai-400 075.

Subject: Revised LOI for proposed S.R. Scheme under Reg.33(10) of DCR-1991 on plot bearing C.T.S. No. 194 A(Pt.) of village Ghatkopar & C.T.S.No.1B (Pt.) of village Vikroli, Taluka Kurla, Mumbai, Known as 'Kranti Jyot No. 1 SRA CHS (Ltd)'.

Ref No.: SRA/ENG/977/N/STGL/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 **Revised Letter of Intent (LOI)** subject to the following conditions.

This LOI is issued in continuation with earlier LOI issued under number SRA/ENG/977/N/STGL/LOI on dtd.15/04/2009 & 04/10/2016 condition no.17 stands modified with respect to the conditions mentioned herein as under as condition no.1.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051
Tel. : 022-26565800/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of any change in area of plot, number of eligible huts etc. the parameters shall be updated from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	Total Area in sq.mt
1.	Area of slum plot	2940.00
2.	Deduct Road Set back	777.93
3.	Net plot area	2162.07
4.	Addition for FSI purpose	777.93
5.	Plot area for FSI	2940.00
6.	Maximum Permissible FSI on plot	4.00
7.	Maximum Permissible BUA on plot	11760.00
8.	Proposed Rehab BUA	5996.66
9.	Area under Common passage Balwadi, Welfare Center, Society Office.	1957.63
10.	Rehab Component proposed	7954.29
11.	Permissible Sale component in the Scheme.	7954.29
12.	Total built up area sanctioned for the Scheme (8+11)	13950.95
13.	Total FSI Sanctioned for the Scheme (12/5)	4.75
14.	Sale BUA Permissible on plot in-situ (7-8)	5763.34
15.	Sale BUA proposed in situ	5763.34
16.	Spill over TDR generated in the scheme (11-14)	2190.95
17.	Nos. of slum dwellers to be accommodate	229 Nos.
	A). Number of slum dwellers to be rehabilitated	
	i) Residential	202 Nos.
	ii) Commercial	18 Nos.
	iii) Residential cum Commercial	09 Nos.
	B). Amenities to be provided	
	i) Balwadi	03 Nos.
	ii) Welfare center	03 Nos.
	iii) Society office	02 Nos.
18.	Nos. of non eligible tenements treated as provisional PAP as per clause 3.12 (D) of Appendix-IV of DCR 33 (10) of DCR 1991	30 Nos.

2. 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.
3. 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 no.3 above be handed over to the Estate Manger at Slum Rehabilitation Authority as per the circular no.190 issued by SRA.

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.

4. The Amenity Tenements as mentioned in salient features condition no.1 above within 30 days from the date of issue of OCC of Rehab /Composite bldg. Handing over/Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to be
1	Balwadi	Handed over to the Woman and Child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.

5. That the Developer shall take adequate measures for safety like barricading, safety nets etc. depending upon stage at work and Developer/his concerned technical persons shall be responsible for same.
6. That you shall submit revised NOC from CFO before granting to plinth C.C to Sale wing 'D'.
7. That you shall submit revised NOC form E.E.(T&C) for parking layout.
8. That you shall get D.P. Road/set back land demarcated from A.E. (Survey)/D.P.(T & C) department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 10% of sale built up area approved in the scheme.

9. That you shall get Scheme registered with Maha RERA & to submit copy of same to this office & comply all the conditions of Maha RERA
10. That the defect liability period for rehab/composite building will be 3 years from the date of obtaining OCC and any repairs/rectification required during this period will be done by the developer as per circular no.108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite building.

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

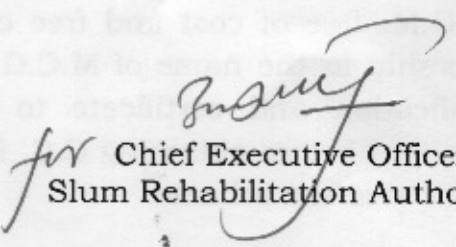
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Additional Collector (Enc & Removal), Eastern Suburbs
2. Collector, M.S.D.
3. Assistant Municipal Commissioner, 'N' Ward M.C.G.M.
4. Dy. Chief Engineer, Development Plan, M.C.G.M.
5. Dy. Collector (SRA) – Copy for information.
6. H.E. of MCGM
7. I.T. Section (SRA) to publish this LOI on SRA website


for Chief Executive Officer
Slum Rehabilitation Authority