



SLUM REHABILITATION AUTHORITY

No.:SRA/DDTP/234/KE/PL/LOI

Date: **1 JUL 2021**

1. **Architect** : Mrs. Sonal Arekar
of M/s. Ellora Project Consultants Pvt. Ltd.
317- 321, Ninad CHS Ltd. Bldg. No.7,
Kher Nagar, Service Road, Bandra (E),
Mumbai – 400 051.
2. **Developer** : M/s. Gaytri Properties
308/309, Aura Biplax above Kalyan
Jewelers, S.V. Road, Borivali (W),
Mumbai- 400 092.

Sub: Revised LOI- Proposed S. R. Scheme under Reg. 33(11) of DCPR- 2034 on plot bearing CTS No. 715 of village Andheri, Taluka Andheri situated at Telli Galli, Andheri (E.) Mumbai - 400 058.

Ref. : SRA/DDTP/234/KE/PL/LOI

Gentleman,

With reference to the above under Reg. 33(11) of DCPR 2034 on plot bearing C.T.S No. 715 of village Andheri, Taluka Andheri situated at Telli Galli, Andheri (E.) Mumbai - 400 058 this office is pleased to inform you that this **Revised Letter of Intent** subject to following conditions.

The Revised Letter of Intent is issued in continuation with U/no. SRA/DDTP/234/KE/PL/LOI dtd. 23/11/2017 conditions mentioned therein will be continued, only the following conditions stands modified as under:

The salient features of the scheme are as under:

Sr. No	Description	Proposed Reg. 33 (11) of DCPR-2034.		
1	Area of plot	625.00		
2	deduction for			
	a) Set back area	114.65		
	b) P.G.	--		
	Total (a & b)	114.65		
3	Balance plot area (1- 2)	510.35		
4	Plot area for FSI (3)	510.35		
5	Maximum FSI permission plot	3.00		
6	Total Built up area Permissible in-situ	1531.05		
7	Zonal + Road Set back FSI	$510.35 + 114.65 \times 2 = 739.65$		
8	Total PTC/free sale Built up area Permissible in-situ (6-7)	$1531.05 - 739.65 = 791.40$ $791.40 / 2 = 395.70$		
9		PTC	Free Sale	Zonal
10	Max FSI permissible on plot.	1.00	1.00	1.00
11	Permissible Built area for	395.70	395.70	739.65
12	Permissible BUA area for PTC & Sale.	395.70	1135.35	
13	Proposed Built up area.	413.37	1117.68	
14	No of PTC tenements	13		
15	Amenity	05		

- Details to access :-The plot under S.R. Scheme is accessible by 36.60 mtr.existing road & 9.15 mtr. wide R.L. of Teli Galli Road.
- Details of D.P. remarks:-As situated in Residential (R) Zone & not reserved for any public purpose the plot under reference is accessible by existing road
- The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women 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.
4	Women Entrepreneurship Centre	Handed over to the slum dwellers society.
5	Library	Handed over to the slum dwellers society.

- The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) & 33(11) of DCPR 2034 and shall also pay Infrastructural Development charges 2% of

Ready Reckoner prevailing on the date of issue of LOI per Sq. Mts. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.

5. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/-non-judicial stamp papers indemnifying the Slum Rehabilitation 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.
6. The Developer shall hand over BUA for constructing PTC tenements within three months after grant of OCC including amenity tenements to the Slum Rehabilitation Authority.

The PTC tenements shall be marked as a PTC tenement on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
7. The IOA/Building plans will be approved in accordance with the Development Control & Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
8. 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.
9. High Rise Composite Building :
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.

- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.

Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
10. That you shall provide requisite segregation centers / OWC in said S.R. Scheme in Consultation with AE (SWM) of MCGM to avoid dumping of waste into the land till site.
 11. That the work shall not be carried out between 10.00 p.m. to 6.00 a.m., 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.
 12. That you shall Register with MAHA RERA Authority and submit the copy of Registration as per MAHA RERA before Further C.C to Building under reference.
 13. 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.
 14. That you shall register the construction workers as per the building & other construction workers Act. 1996 with commissioner of Labor GOM as per Hon. Supreme Court order dtd. 26.09.2018.
 15. That you shall submit certification of scheme area from Competent Authority before asking for C.C.
 16. That you shall submit the NOC from E.E. (T&C) before asking C.C. of respective building and you will submit the Registered Undertaking stating that failure of mechanical parking system in future & he will maintain the parking System for 10 yrs.
 17. That you shall incorporate condition in agreement of all prospective buyers/tenants/residents making them aware of the following & they shall not complain to SRA in future in this regard.
Inadequate open spaces.
inadequate/substandard sizes of rooms.

electro-mechanical parking & other equipment & their liability with Developer & his team and not with SRA Authorities.

18. That you shall submit E.E (T & C) NOC for the parking tower from MCGM before asking for Further CC to the Composite Building u/ref.
19. That you shall submit NOC from Ch. Eng. (M & E) of MCGM before asking Further C.C to the Composite Building u/ref u/ref.
20. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
21. That the Developer shall comply all the conditions mentioned in Circular dated 28/08/2019 issued by GoM relevant to amendment in Sec. 15A of Slum Act. 1971.
22. That you shall pay necessary charges at various stages as per prevailing policy of SRA.
23. That you shall execute the agreement to lease as per Circular No.195 after issue of LOI.

If applicant Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the as per the provision of DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

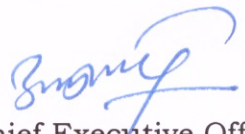
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Addl/Dy. Collector of "K/E" Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority