



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2636/KE/PL/LOI

Date: **21 APR 2022**

- 1. Architect** M/s. Deodhar Associates.
HDIL Kaledonia, 504B-5th floor, B-Wing,
Sahar Road, Opp. Vijay Nagar Society,
Andheri (E), Mumbai. 400 069.
- 2. Developer** M/s. R. G. Corporation.
Late Shri. Gulzarahmed Yusufali Mistry
(C. A. To Owner)
06, Shree Krishna Niwas,
Shraddhanand Road,
Vile Parle (E), Mumbai – 400 057.
- 3. Society** Neel Gagan SRA CHS Ltd.

Sub: S.R. Scheme on plot bearing of F. P. Nos. 333A, 333B, 373 & 374 of TPS-V, on corresponding CTS Nos. 1852, 1852/1 to 5, 1853, 1853/1 to 20, 1854, 1854/1 to 13, 1863 of Village Vile Parle situated at Shraddhanand Road, Vile Parle (E), Mumbai for “Neel Gagan SRA CHS Ltd.”

Ref : SRA/ENG/2636/KE/PL/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.

1. This LOI is in continuation with earlier LOI u/no. SRA/ENG/2636/KE/PL/LOI dtd. 12/12/2014 & 26/10/2016 all the Conditions mentioned in earlier LOI 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.

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The salient features of the scheme are as under:.

| The salient features of the Scheme | | | | | | |
|------------------------------------|---|-------------------------|--|------------------------|-----------------------|---------|
| Sr. No. | Description | Area (In Sq. Mt.) | | | | |
| | | Slum | Non-Slum | | | Total |
| | | DCPR- 2034 Reg. 33 (10) | DCPR- 2034 reg. (33)11 | | | |
| 1. | Total Plot Area | 843.80 | 596.30 | | | 1440.10 |
| 2. | Deduction for | - | 320.00 | | | 320.00 |
| | (a) D. P. Road | - | - | | | - |
| | (b) Any Reservation | - | 320.00 | | | 320.00 |
| | Total (a + b) | - | 276.30 | | | 1120.10 |
| 3. | Net plot area | 843.80 | - | | | - |
| 4. | Deductible R.G. | - | 276.30 | | | 1120.10 |
| 5. | Balance plot area | 843.80 | | | | |
| 6. | Addition for | | 0.00 | | | 640.00 |
| | (a) D. P. Road | - | - | | | - |
| | (b)Any Reservation | - | 276.30 | | | - |
| | Total (a + b) | | 276.30 | | | 276.30 |
| 7. | Total area for F.S.I. | 843.80 | 4.00 | | | - |
| 8. | Permissible in situ FSI for project | 4.00 | | | | |
| 9. | BUA permissible on plot | 3375.20 | Zonal 1.00 276.30 + 640.00 = 916.30 sqm | P.T.C 1.50 94.45 | Sale 1.50 94.45 | - |
| 10. | Proposed BUA | - | 916.30 | 94.45 | 94.45 | |
| 11. | Proposed Receiving Station Area | 405.21 | - | | | 405.21 |
| 12. | Proposed Rehab BUA | 1699.74 | - | | | 1699.74 |
| 13. | Rehab component | 2235.66 | - | | | 2235.66 |
| 14. | Incentive FSI | 1.00 | - | | | - |
| 15. | Sale Component permissible | 2235.66 | 1010.75 (916.30 + 94.45) | | | 3246.41 |
| 16. | Total BUA approved for scheme (12+ 15) | 3935.40 | 1105.20 | | | 5040.60 |
| 17. | Total F.S.I. sanctioned for the Scheme (16 / 3) | 4.66 | 4.00 | | | - |
| 18. | Total Sale BUA proposed | | 3246.41 | | | 3246.41 |
| 29. | Rehab Resi. | | | | | 38 |
| | Rehab R/C | | | | | 01 |
| | Provisional PAP Resi. | | | | | 16 |
| | No. of Tenements to be Rehabilitated | | | | | 55 |
| | Amenity | | | | | 05 |
| | PTC | | | | | 3 |

3. That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) NOC from E.E. (M & E) before asking Further CC building under reference.

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4. 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.
5. That you shall obtained Revised Civil Aviation NOC from Airport Authority before granted CC beyond permitted height.
6. That you shall obtain revised layout in due course of time.
7. That you shall Registered undertaking stating that, "If any litigation arises from the prospective buyers due to deficient open space SRA, and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future."
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit.
9. 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.

Yours faithfully,

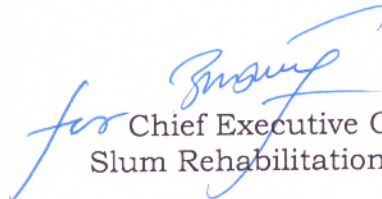
— Sd —

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Designated Officer, "K/E" Ward, M.C.G.M.
- ✓ 3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
4. H.E. of MCGM.
5. A.A. & C 'K/E' Ward

for 
Chief Executive Officer
Slum Rehabilitation Authority