



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/0168/RS/PL/LOI

Date:

10 JAN 2022

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, 11th floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W).
2. **Developer** : M/s. Shree Krishna Rahul Developers.
Ramkrupa Bldg., Devji Bhimji Lane,
Mathuradas Road, Kandivali (W)-
Mumbai - 400 067.

Subject Revised LOI- Proposed S.R. Scheme under Reg. 33 (11) of
DCPR 2034 on land bearing CTS No. 386 - B of village
Malad (N), Kandivali (W), Mumbai.

Ref: SRA/DDTP/0168/RS/PL/LOI

Gentleman,

With reference to the above mentioned Redevelopment 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 **Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/DDTP/0168/RS/PL/LOI dtd.24/06/2011 shall be complied with.
2. That you shall restrict the built up area meant for sale in the open market and built up area for PTC tenements as per the scheme parameters as per the statement given below.

| Sr. No. | Particulars | LOI Parameters (in Sq. Mt.) |
|---------|--|------------------------------|
| 1 | Area of plot considered for the scheme | 2755.30 |
| 2 | Deductions for Road setback area | 442.88 |
| 3 | Amenity as per Regulation 14 | Nil |
| 4 | Total Deductions | 442.88 |
| 5 | Net Plot Area | 2312.42 |
| 6 | Addition for FSI purpose | Nil |
| 7 | Total area for FSI computation | 2312.42 |
| 8 | FSI permissible on Plot | 4.00 |
| 9 | BUA Permissible on Plot | 9249.68 |
| 10 | (-) Zonal Basic FSI | 2312.42 |

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

| | | | | | |
|----|--|---------------------------|-----------|---------|---------|
| 11 | (-) FSI for Road Setback x 2 | 885.76 | | | |
| 12 | Balance Additional FSI permissible | 6051.50 | | | |
| 13 | FSI for Permanent Transit Tenements | (6051.50 X 50%) = 3025.75 | | | |
| 14 | Additional sale FSI | (6051.50 X 50%) = 3025.75 | | | |
| 15 | BUA Permissible on plot | Zonal | Free Sale | PTC | Total |
| | | 2312.42 | 3025.75 | 3025.75 | 8363.92 |
| | BUA Permissible in lieu of Road Setback | 885.76 | -- | -- | 885.76 |
| 16 | Total BUA Permissible on plot | 3198.18 | 3025.75 | 3025.75 | 9249.68 |
| 17 | Proposed BUA under Reg. 33(11) | 3198.18 | 3027.60 | 3023.90 | 9249.68 |
| 18 | Total Sale BUA proposed | 6222.08 | | | |
| 19 | No. of Tenements proposed PTC unit – 82 | 82 nos. | | | |

3. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
4. The Developer shall hand over PTC tenements if any within one month after grant of OCC. The said PAP tenements as mentioned in salient features condition no.2 above be handed over to the Estate Manger at Slum Rehabilitation Authority or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.

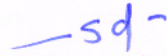
The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
5. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to composite building as mentioned below :-
Plot area up to 4000 sq.mt. → 36 months.
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
6. 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.
7. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.

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 25% of sale built up area approved in the scheme.
9. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
10. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to 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.
11. 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.
12. That you shall comply condition mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.
13. 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.
14. 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.
15. That you shall submit Remarks from Electric Co. to allow Electric Substation in stilted portion of composite building before further C.C. of building.

16. 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.
17. That you shall submit NOC from Railway Authority before plinth C. C. of the composite building.
18. That you shall register with Rera authority as per Rera Act & submit copy of the same.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



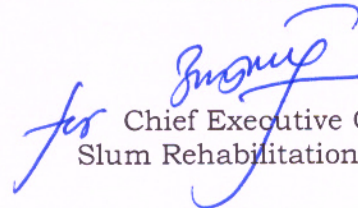
Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) Approved Draft Revised LOI.

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "R/S" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) 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.

Yours faithfully,



Chief Executive Officer
Slum Rehabilitation Authority