



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/847/FS/ML/LOI

Date:

28 JUN 2021

1. **Architect** : Shri Chandrashekhar
Omkar Prarthana CHS , 1st floor, Sahar Road, Opp.
Vijay Nagar Society, Andheri (E), Mumbai 400 069
2. **Developer** : **M/s. Prarathana Griha Nirman**
2nd Floor, 20B, Sugra Building, 16 Tribhuvan Road,
Grant Road (E), Mumbai – 400004
3. **Society** : **Katradevi Adarsh C.H.S (Proposed)**

Sub: : **Revised Letter of Intent** for S.R. scheme on plot bearing S. R. Scheme on plot bearing C.S. No. 108 (pt.) Parel Seweri Division, F/S Ward, Dr. S.S. Rao Road, Parel, Mumbai – 12 for “Katradevi Adarsh C.H.S”.

Ref : SRA/ENG/847/FS/ML/LOI dated 20/10/2014

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing .S. No. 108 (pt.) Parel Seweri Division, F/S Ward, Dr. S.S. Rao Road, Parel, Mumbai – 400 012 & last LOI referred above, this office is pleased to inform you that this **Revised Letter of Intent** is considered and principally approved for the sanctioned FSI of **3.84 (Three point Eight Four FSI)** in accordance with provisions of Appendix – IV of Reg. 33(10) of amended D. C. Regulations 1991, out of which maximum FSI of 2.92 (Two point Nine Two FSI) shall be allowed to be consumed on the plot ,subject to the following conditions.

All the other conditions mentioned in earlier LOI dtd. 04/05/2013 & 20/10/2014 is intact and the following additional condition shall be complied with.

1. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:-

Sr	Particulars	Proposed LOI Parameters
		(in sqmtr)
1	Area of slum plot	3150.83
2	Deduction for	
a)	Road set back	61.5
b)	Total Deductions	61.5
3	Balance area (1-2f)	3089.33
4	Net area of plot for compensation of t/s density	3089.33
5	Addition for FSI purpose (2f)	61.5
6	Total plot area for FSI purpose (4 + 5)	3150.83
7	Max. in situ permissible FSI	3
8	Max. permissible BUA in situ	9452.49
9	Rehab Built-up area	5437.6
10	Passage and amenity BUA (Existing & Proposed)	1230.36
11	Rehab component (9 + 10)	6667.96
12	Land Rate as ASR (Rs/ sqmtr)	84930
13	Construction Rate as ASR (Rs/ sqmtr)	30250
14	L.R to R.C. Ratio (12 / 13)	2.81
15	Incentive FSI (As per Part - VIII of Cl. 3.2 of Reg. 33(10) of DCPR 2034)	1
16	Sale component (11 x 1)	6667.96
17	Total BUA sanctioned for project (9 + 16)	12105.56
18	FSI sanctioned for project (17/1)	3.842
19	Sale BUA proposed in situ	5093.66
20	Total BUA proposed in situ (9+19)	10531.26
21	FSI proposed to be consumed in situ (20/6)	3.342
22	TDR Generated (16 – 19)	1574.30
23	Nos of slum dwellers to be rehabilitated	
	Rehab Residential	137
	Rehab Commercial	1
	Existing Amenities	1
	Total	139
	Amenities	
	Balwadi/Anganwadi	1
	Welfare Hall	1
24	Society Office	1
	Community Hall	1
	Yuva Kendra	1
	Total	5
25	PAP generated	16
26	(A) BUA of buildable reservation	0.00
	(B) BUA of Non-buildable reservation	61.50

Additional Conditions:

1. Structural stability certificate from competent Gov. Authority/semi govt./reputed technical institutions such as IIT, VJTI etc. before issue of Amended IOA of Composite Bldg. No.1 & Sale Bldg. No. 2.
2. You shall comply as per provisions of MAHA RERA Act, 2016 and shall submit the report to this office time to time.
3. That the Owner/developer/ society implementing SRA project should ensure that the safety and insurance measures as mandated under prevailing laws/ rules/ regulations be scrupulously adhered to ensure safety of life and property of the workers/ construction personnel and all those in the vicinity of the construction site. The Safety measures mentioned in the construction site manual - "Working at Height - Inspection Check List" published by CREDAI shall also be scrupulously followed.
4. That the developer shall ensure compliance of the provisions of Building & Other Construction Workers (Regulation & Employment and Condition of Services) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in IA 127961 / 2018 in SWM (C) No (s) 1/2015.
5. The developer shall ensure pay additional maintenance deposit for the rehab units as per DCPR-2034 which includes the mechanical lift.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned FSI separately for each building, in conformity with the D. C. Regulation No.33 (10), in the office of the undersigned.

Yours faithfully,

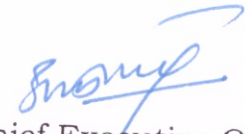
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "F/South" Ward, M.C.G.M. /C.O. MHADA/ Addl/Dy. Collector of Mumbai City/MSD etc. as applicable.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. Deputy Collector (SRA) - Copy for information with a request to take further necessary action as per circular no.37.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA).

for 
Chief Executive Officer
Slum Rehabilitation Authority