



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1732/KW/PL/LOI

Date: **11 AUG 2021**

Architect : Shri. Girish Chaudhari,
Gharkul CHS, 'B' Wing,
Azad Road, Vile Parle (E),
Mumbai - 400 057.

Developer : M/s. Gurunanak Romell LLP
4th floor, Prius Infinity,
Subhash Road, Near Axis Bank,
Vile Parle (East), Mumbai: 400057

Sub.: Revise LOI for S.R. Scheme on slum plots bearing CTS Nos. 84(pt), 84/1 to 3 (pt), 220 (pt), 220/1 to 41(pt), 221(pt) of Village Ambivali for "Rameshwar SRA CHS (Proposed)" under reg. 33(10) of DCPR 2034 & non-slum plots bearing CTS Nos. 84(pt), 84/1 to 3(pt), 216, 220(pt), 220/1 to 41(pt), 221(pt) of village Ambivali Taluka Andheri at Ceasor Road, Andheri (W), under regulation 30 table 12 (iii) also read with sub reg. 7.1 of reg. 33(10) of DCPR 2034.

Ref.: SRA/ENG/1732/KW/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on basis of documents submitted by applicant and in continuation to earlier Revise LOI dated 05/03/2020, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)**, subject to following conditions.

1. That all the conditions of LOI u/no. SRA/ENG/1732/KW/PL/LOI dated 08/02/2016 & Revise LOI u/no. SRA/ENG/1732/KW/PL/LOI dt. 05/03/2020 except the following modified conditions & additional conditions shall continue and shall comply at appropriate stage

The following are the modified/additional conditions:

2. Scheme Parameters are as below:-

Sr. No.	Details	Proposed Area		
		Slum Plot Under Reg. 33(10) of DCPR 2034	Non Slum under Reg. 30 of DCPR 2034	Total
1.	Area of plot	1741.60	427.90	2169.50
2	Deduction			
a	DP road	6.41 + 24.2 = 30.61	112.00	142.61
b	Area not in possession	9.56	--	9.56
c	Total deduction	40.17	112.00	152.17
3	Net plot area (1-2c)	1701.43	315.90	2017.33
4	Additions for FSI			
a	DP road	30.61	--	30.61
5	Plot for FSI (3 +4a)	1732.04	315.90	2047.94
6	FSI permissible	3.00 or upto sanctioned FSI of the scheme	2.20 (1 zonal + 0.5 by paying premium + 0.7 admissible TDR)	
7	Permissible BUA		742.08 (Zonal FSI = 315.90 + 0.5 FSI by paying premium = 157.95 + 0.70 FSI admissible TDR = 221.13 (slum TDR 20% -44.23 General TDR 80% - 176.90) + balance road setback after adjust in 0.7 admissible TDR over and above of FSI = 47.10)	742.08
8	Rehab BUA	2799.60	--	2799.60
9	Rehab passage	944.57	--	944.57

10	Rehab amenity	151.33	--	151.33
11	Total rehab component (08 +09 + 10)	3895.50	--	3895.50
12	Sale component	3895.50	742.08	4637.58
13	Total BUA permissible in the scheme	6695.10	742.08	7437.18
14	FSI generated on site	3.865	2.20+ road setback over and above	--
15	FSI sanctioned on site	3.865	2.20+ road setback over and above	--
16	Rehab residential tenements	67	--	67
17	Rehab commercial approved tenements	11	--	11
18	Rehab provisional residential PAP	14	--	14
19	LR / RC ratio i.e. 104590/ 30250 = 3.45	1.00	--	1.00

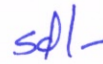
3. That Rehabilitation component for S.R. Scheme shall include.

a.	67	Numbers of Residential tenements with Carpet area of 27.88 Sq. Mtr.
b.	14	Numbers of Residential Provisional PAP tenements with Carpet area of 27.88 Sq. Mtr.
c.	11	Number of Rehab Commercial tenements
d.	01	Number of Balwadi with Carpet area of 27.88 Sq. Mtr.
e.	01	Number of Welfare Centre with Carpet area of 27.88 Sq. Mtr.
f.	01	Number of Society Office with Carpet area of 20.00 Sq. Mtr.
g.	01	Number of Amenity Structure No.1 with Carpet area of 27.88 Sq. Mtr.
h.	01	Number of Amenity Structure No.2 with Carpet area of 27.88 Sq. Mtr.

4. 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 Infrastructure 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.
5. A Registered undertaking from Developer will be insisted before granting further CC to Wing B stating therein that, he will not misuse this mechanical parking tower & the society members will not blame SRA & it's officers for failure of mechanical rotary parking system in future & he will maintain the parking System for 10 yrs.

6. That the developer shall ensure compliance of the provisions of the 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.
7. 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's of it from time to time.
8. That you shall register with RERA authority as per RERA act & submit copy of the same.
9. 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 provision, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its Officers shall be indemnified from any probable dispute that may arise in future.
10. That you shall submit Registered Undertaking stating that a clause shall be incorporate in registered agreement of all prospective buyers / occupants stating therein that the common areas shall not be misused at any time in future.

Yours faithfully,

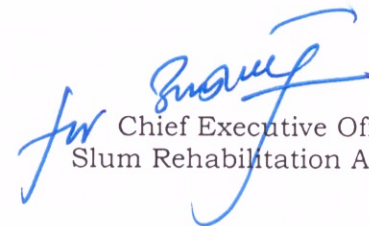


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM
2. Chief Engineer (Development Plan), MCGM
3. Assistant Commissioner "Suburban" of MCGM
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website
5. Rameshwar SRA CHS.



Chief Executive Officer
Slum Rehabilitation Authority