



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/711/L/STGL/LOI

Date: 30 JUN 2021

1. **Architect** : Shri Rajendra U. Pagnis of
M/s. Pagnis & Pagnis.,
1st floor, Om Swami Anand Building D. L. Vaidya Road,
Dadar (W), Mumbai-400 028.
2. **Developer** : M/s. M.R. SHELTER
202, Bismillah Mahal, Bhardawadi Lane
Andheri (west), Mumbai – 400 058.
3. **Society** : Ittefaq SRA Sahakari Gruha Nirman Sanshta Ltd.
C.T.S. no. 631(part) of village Kurla, Part-III, in 'L'- ward
at Kurla (E), Mumbai:-

Sub:- Revised LOI for Proposed S. R. Scheme on Property bearing
C.T.S. no. 631(part) of village Kurla, Part-III, in 'L'- ward at
Kurla (E), Mumbai:- 400 070 for Ittefaq SRA Sahakari
Gruha Nirman Sanshta Ltd.

Ref: SRA/ENG/711/L/STGL/LOI.

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of document 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.

A) The following conditions of earlier LOI are amended as under.

That this Revised LOI is issued in continuation with earlier LOI issued under even no. dated 20-04-2006 and 06-05-2015 and following conditions of said LOI stands modified.

SRA/ENG/711/L/STGL/LOI

1. The Developer shall hand over 38 PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no. 12 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq.m. 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.

The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.

12. 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.

	Particulars	As per DCR 1991 (In sq.mts.)	As per DCPR 2034 (In sq.mts.)	TOTAL (in sq.mts.) (A + B)
		A	B	
1.	Plot Area	3205.900	3205.900	3205.900
2.	Deduction for road setback area	219.19	219.19	219.19
3.	Total net area	2986.71	2986.71	2986.71
4.	Add road set back area	219.19	219.19	219.19
5.	Total plot area	3205.900	3205.900	3205.900
6.	Permissible FSI on plot	2.50	1.482	3.982
7.	Permissible Built on plot	8014.750	4751.378	12766.128
8.	Rehab BUA	4305.721	2047.682	6353.403
9.	Area of Passge, Balwadi,Welfare Centre, Society Office	1621.783	410.223	2032.006
10.	Rehabilitation Component	5927.504	2457.905	8385.409
11.	Sale Component for the scheme (Restricted as per U.D's order)	5274.884	2703.696	7978.580
12.	Total BUA approved for the Scheme	9580.605	4751.378	14331.983
13.	FSI sanctioned for the scheme	2.988	1.482	4.47
14.	BUA permitted on plot	8014.750	4751.378	12766.128
15.	Sale BUA permissible in situ & permissible	3709.029	2703.696	6412.725
16.	FSI proposed in situ	2.50	1.482	3.982
17.	TDR generated due to constraints	1565.855	Nil	1565.855

SRA/ENG/711/L/STGL/LOI

18.	No. of Tenements to be Rehabilitated	Residential:-117 nos. R/C:-2 nos. Comm:-3 nos. Existing amenity :-2 nos. Provisional PAP :- Rehab Residential :- 46 Rehab Commercial :- 17 R/C:-1 no.
19.	Amenities as per clause 8.1 & 8.2 under serial no. VIII of Reg. 33(10) of DCPR 2034.	Welfare Centre :- 02 Balwadi :- 02 Society Office :-03 Skill development Centre :-01 Library :-01
20.	Road setback area to be handed over to MCGM	219.19
21.	PAP Generated	21 + 17 = 38 Nos.

26. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for the newly proposed tenements to be constructed on site having carpet area admeasuring 27.88 sq.mts. as per DCPR 2034 & Rs. 20,000/- for the tenements which are constructed on site having carpet area 25.00 sq.mts. as per DCR 1991 and shall also pay Infrastructural Development charges at Rs. 560/- for the tenements which are constructed & OCC is obtained & at 2% of Ready Reckoner for the proposed area to be constructed on site.

30. That you shall hand over setback area before asking for full OCC of sale wing 'F' of composite building.

The salient features of the scheme are modified as under:

3. Details of D.P. remarks: As per the D.P. Remarks, the plot under reference is situated in Residential zone. is affected by 18.30 mts. wide D.P. road.

That the following new conditions are added in continuation with the earlier Revised LOI issued on 06-05-2015.

15. That you shall submit the remarks from Consultant /E.E.(T&C) of MCGM from parking point of view before starting of actual work of Mechanical Parking Tower.
16. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
17. That you shall submit the NOC from Railway Authority before asking for C.C. beyond 34.92 mts. of sale wing 'F'.
18. That you shall submit the remarks/NOC from Chie. Eng. M & E department of MCGM/consultant before requesting further C.C. to sale wing 'F'.

SRA/ENG/711/L/STGL/LOI

19. The work shall not be carried out between 10.00 pm to 6.00 am accordance with Rule 5A (3) of noise pollution.
20. That you shall register the said project with MAHA-RERA & submitted certificate to this officer for office record.
21. That you shall pay necessary charges /premium as and when demanded by the SRA.
22. That you shall submit the work completion certificate/stability certificate from Structural Engineer at appropriate stages.

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 DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

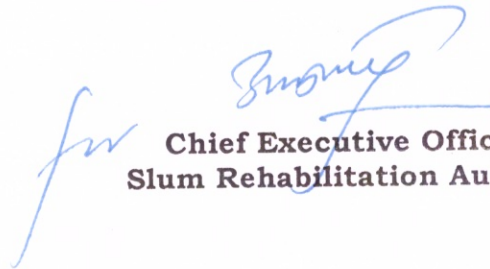


**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "L" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.



**Chief Executive Officer
Slum Rehabilitation Authority**