



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/2670/T/PVT&STGL/LOI

Date: 18 AUG 2021

1. **Architect** : Santosh Dubey of
M/s. Matrix,
702, Marathon Max,
Mulund Goregaon Link Road,
Mulund (west),
Mumbai.
2. **Developer** : M/s. Terrapolis Assets Pvt.Ltd.
702, Marathon Max,
Mulund Goregaon Link Road,
Mulund (west),
Mumbai.
3. **Society** : Shree Om Shakti Moti Nagar SRA CHS Ltd.

Subject : Issue of Revised LOI- Proposed S.R.Scheme on plot bearing C.T.S No. 509, 510, 510/1 to 9, 512(pt.) of village-Nahur, L.B.S Road, Mulund (W), Mumbai -400 080.

Ref : SRA/ENG/2670/T/PVT&STGL/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. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2670/T/PVT&STGL/LOI dtd. 22/09/2016 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 etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

| Sr. No. | Description | As per DCPR2034 | | |
|---------|---|--|--------------------------------|------------------|
| | | Slum plot area in Sq.mt. | Non slum area in Sq.mt. | Total |
| 1 | Area of plot considered for the scheme | 2886.00 | 1457.42 | 4343.42 |
| 2 | Deductions for | | | |
| | (a) Area of existing Nalla | Nil | 166.52 | 166.52 |
| | (b) Area of amenity plot | Nil | Nil | Nil |
| | (c) Encroachment Area (Carve out area) | 234.24 | Nil | 234.24 |
| | Total Deductions | 234.24 | Nil | 400.76 |
| 3 | Balance Area of Plot | 2651.76 | 1290.90 | 3942.66 |
| Sr. No. | Description | As per DCPR2034 | | |
| | | Slum plot area in Sq.mt. | Non slum area in Sq.mt. | Total |
| 4 | Net area for density calculation & FSI computation. | 2651.76 | 1290.90 | 3942.66 |
| 5 | (a) FSI permissible on Plot | 4.00 or Sanctioned FSI whichever is more | 1.00 | |
| | (b) Zonal FSI + Max. permissible TDR + additional FSI by paying payment as per Reg. 33(19) of DCPR 2034 | -- | 1.00 + 4.00 | 5.00 |
| 6 | (a) Proposed built-up area of Rehab. | 5201.09 | | 5201.09 |
| 7 | Rehab Component | 7040.16 | | 7040.16 |
| 8 | Incentive Factor | 1.00 | -- | 1.00 |
| 9 | Sale Component (1.00 X Rehab Component) | 7040.16 | 1290.90 | 8331.06 |
| 10 | (b) Total Sale BUA permissible in situ | 7040.16 | 1290.90+ 5163.60 6454.50 | 13494.66 |
| 11 | Total sale BUA proposed to be consumed in situ | 7040.16 | 6454.50 | 13494.66 |
| 12 | Total BUA sanctioned for the project (a+b) | 12241.25 | 6454.50 | 18695.75 |
| 13 | FSI sanction for the scheme (11/4) | 4.62 | 5.00 | -- |
| 14 | Total BUA proposed to be consumed in situ | 12241.25 | 6454.50 | 18695.75 |
| 15 | Total FSI consumed in situ | 4.62 | 5.00 | -- |
| 16 | TDR generated in scheme | Nil | -- | -- |
| 17 | No. of Tenements to be Rehabilitated Rehab unit -99 Commercial - 18 Balwadi-01 Welfare Center -01 Society Office -01 Community Hall - 01 Skill development -01 | 117 + 05 amenity | -- | 117 + 05 amenity |
| 18 | Provisional PAP (Resi- 3 + 1 comm.) | 04 | -- | 04 |
| 19 | PAP | 43 | -- | 43 |

3. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/AGRC and if directed by Competent Court /AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned

person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

4. The Amended IOA/Building plans will be approved in accordance with the DCPR-2034 and prevailing rules, policies and conditions at the time of approval.
5. 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.
6. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

| Sr.No. | Amenity | Amenity handed over to |
|--------|-------------------|---|
| 1 | Balwadi | Handed over to the women and child Welfare Department, Government of Maharashtra. |
| 2 | Society office | Handed over to the slum dwellers society. |
| 3 | Welfare Centre | Handed over to the slum dwellers society. |
| 4 | skill development | Handed over to the slum dwellers society. |
| 5 | Community Hall | Handed over to the slum dwellers society. |

7. 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.
8. 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.
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 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.
10. That the work shall not 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.

11. That you shall register with RERA authority as per RERA act & submit copy of the same.
12. That you shall incorporate the clause in all prospective buyers stating there in that all common areas and passage shall be maintain as approved & shall not be misused at any point of time.
13. That you shall abide with all the proceedings/orders of court of law or any judicial /cozy 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.
14. That you shall execute registered agreement of lease with SRA for rehab building.

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.

Yours faithfully,

-sd-
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "T" 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,

for *[Signature]*
Chief Executive Officer
Slum Rehabilitation Authority

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