



SLUM REHABILITATION AUTHORITY

No.:SRA/ ENG/1694/ME/STGL/LOI

Date:

12 APR 2023

- Licensed Surveyor** : Shri. Arun Gurav
of M/s Skyline Infrabuilt Consultants Pvt. Ltd.
03, Sarovar Building, Near Vasant Complex, Mahavir
Nagar, Kandivali (West), Mumbai - 400067
- Developer** : M/s. Chandak Realtors Pvt. Ltd.
Hubtown Solaris, 807/808, 8th floor, N.S. Phadke Marg,
Opp. Telli Gully, Andheri (E), Mumbai - 400 069
- Society** :
1. Om Ganesh Nagar SRA CHS LTD
2. Ekta SRA CHS LTD
3. Jai Hanuman Nagar SRA CHS LTD

Subject: Revised LOI for proposed SR Scheme on plot bearing CTS No. 200 (Pt) of village Vadhavali, Taluka Kurla, Chembur, Mumbai 400074 for "Om Ganesh Nagar SRA CHS LTD", "Ekta SRA CHS LTD", "Jai Hanuman Nagar SRA CHS LTD".

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 200 (Pt) of village Vadhavali, Taluka Kurla, Chembur, Mumbai 400074 for "Om Ganesh Nagar SRA CHS LTD", "Ekta SRA CHS LTD", "Jai Hanuman Nagar SRA CHS LTD", this office is please to inform you that this Revised Letter of Intent is considered and approved under Regulation 33(10) of DCR 1991, subject to the following conditions :-

This LOI is issued in continuation with the earlier LOI issued under No. SRA/ENG/1694/ME/STGL/LOI dt. 24/07/2013. It stands modified with respect to the condition mentioned herein below :-

The scheme parameters of the scheme are as under:

Sr. no.	Description	OM Ganesh SRA CHS LTD	Ekta SRA CHS LTD	Jai Hanuman Nagar SRA CHS LTD		Total area in Sq.mt.
				Slum	Non-Slum	
1	Plot area	29589.60	17882.00	5204.75	516.00	53192.35
2	Less Deduction Reservation					
i	Set Back for 12 mts.	385.85	1225.40	--	--	1611.25

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	DP Road					
ii	Reservoir	1189.80	--	--	--	1189.80
iii	High tension TATA line	--	3723.02	3120.32	--	6843.34
3	Total Deduction	1575.65	4948.42	3120.32	--	9644.39
4	Balance area of plot	28013.95	12933.58	2084.43	516.00	43547.96
5	5% plot for amenity	1400.70	646.68	104.22	--	2151.60
6	Net plot area	26613.25	12286.90	1980.21	516.00	41396.36
7	Addition for FSI					
i	Set Back for 12 mts. DP Road	385.85	1225.40	--	--	1611.25
ii	Reservoir	1189.80	--	--	--	1189.80
iii	High tension TATA line	--	3723.02	3120.32	--	6843.34
iv	5% plot for amenity	1400.70	646.68	104.22	--	2151.60
8	Plot area for FSI	29589.60	17882.00	5204.75	516.00	53192.35
9	Permissible FSI	3.00	3.00	3.00	1.00	3.00
10	Max. BUA permissible on plot	88768.80	53646.00	15614.25	516.00	158545.05
11	Rehab BUA	65529.99			--	65529.99
12	Amenities + common passage	30407.20			--	30407.20
13	Rehab Component	95937.19			--	95937.19
14	Sale Component permissible	95937.19			--	95937.19
15	BUA approved for the scheme	161467.18			516.00	161983.15
16	FSI sanctioned	3.065			1.00	
17	Sale BUA permissible in situ	92499.06			516.00	93015.06
18	Total BUA permissible in Situ	158029.05			516.00	158545.05
19	TDR	3438.13			--	3438.13

1. All the conditions in the previous LOI dtd. 24/07/2013 shall be complied with.
2. This revised 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/HPC and if directed by Competent Court/HPC 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.
3. The developer shall submit the final eligibility status for all the tenements in the scheme before asking for final OCC to all the rehab buildings.

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4. That the developer shall rehabilitate all the additional hutment dwellers if declared in eligible future by the component authority, after amending plans wherever necessary or as may be directed.
5. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of the ASR rate for land the Slum Rehabilitation Authority.
6. A fresh road status for the scheme shall be obtained from competent authority before asking any further approval in the scheme under reference.
7. the new developer M/s. Chandak Realtors Pvt. Ltd. to reimburse the amount as per the above valuation report & addendum valuation report if any submitted by the valuer in future to the old developer M/s. Radius & Deserve Builders LLP. as per prevailing policy.
8. That you shall register the said project with MAHA-RERA Authority within a period of four weeks from the grant of sale bldg. IOA & submit the certificate to this office for record.
9. 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 Dept.
10. That you shall submit Registered Undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the Developer.
11. That the Developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM(c) No(s) 1/2015.
12. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- 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.
13. That you shall submit registered undertaking stating that, "If any litigation arises from the perspective buyers due to deficient open space, SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that proposed Rehab building is constructed with deficient open space and they will not complain regarding the deficient open space and will indemnify Hon'ble CEO (SRA) and its staff for same".

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14. This LOI is issued without prejudice to any matter pending before any authority/court.

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with DCR 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

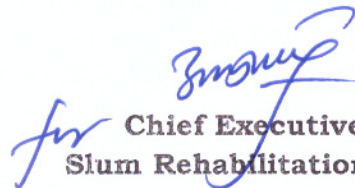


**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM
2. Addl. Collector (Ench./Rem.) Mumbai Suburban
3. Chief Engineer (Development Plan), MCGM
4. Assistant Commissioner "M/East" Ward of MCGM.
5. H.E. of MCGM.
- ✓6. I.T. Section (SRA), to publish this LOI on SRA website



**for Chief Executive Officer
Slum Rehabilitation Authority**