



SLUM REHABILITATION AUTHORITY

No.SRA/DDTP/196/KW/PL/LOI

Date:-

22 JUN 2023

To,

1. Architect: Shri Arun Kumar Dube
1st floor, Venkatesh Niwas,
3, Happy Home Society,
Nehru Road, Vileparle (E),
Mumbai - 400057.

2. Developer: M/s. Star Constructions.
Office No. 2, Star Compound, (Miranda),
Yari Road, Andheri (W), Mumbai - 400061.

Subject : Revised LOI for Proposed Slum Rehabilitation scheme on plot bearing C.T.S. No. 1256, 1256/1 to 18 of Village Versova, at Yari Road, Andheri (W), Mumbai as per Regulation 33(11) of DCPR-2034.

Sir,

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.

The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number SRA/DDTP/196/KW/PL/LOI dated 16.05.2015&29.12.2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

1. That you shall handover 68 numbers of Permanent Transit Camp tenements to the Slum Rehabilitation Authority each having carpet area of 27.88 sq. mtrs free of cost and 01 Balwadi, 01 Welfare Centre, 01 Society Office, 01 Anganwadi, 01 Yuvakendra to the Slum Rehabilitation Authority each free of cost. The PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards on plot bearing C.T.S. No. 1256, 1256/1 to 18 of Village Versova, at Yari Road, Andheri (W), Mumbai.
2. 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.

Sr. No	Description	Now Proposed Scheme Parameters (in sq. mtrs.)			
1.	Plot Area	1692.00			
2.	Deduction for				
	i. Set Back Area	229.00			
	ii. Any reservation	NIL			
	Total (i + ii)	229.00			
3.	Net Plot Area	1463.00			
4.	Less 15% RG (if applicable)	NIL			
5.	Balance Plot area (3-4)	1463.00			
6.	Add Road Setback	229.00			
7.	Total Plot area	1692.00			
8.	FSI on Plot Area	4.00			
9.	Total BUA Permissible	6768.00			
10.	Max. FSI permissible on plot	Zonal	PTC	Incentive	Total
		1.00 of (7)	1.50 of (7)	1.50 of (7)	4.00 of (7)
11.	Max. BUA Permissible on plot	1692.00	2538.00	2538.00	6768.00
12.	BUA proposed	1692.00	2538.00	2538.00	6768.00
13.	PTC BUA for scheme	2538.00			
14.	Sale BUA for scheme	4230.00			
15.	No. of PTC tenements & amenity tenements proposed	PTC tenement - 68Nos. Balwadi - 01 Wel. Centre - 01 Soc. Office - 01 Anganwadi - 01 <u>Yuvakendra - 01</u> Total 73 Nos			

- That the Amenity Tenements i.e 01 Balwadi, 01 Welfare Centre, 01 Society Office, 01 Anganwadi, 01 Yuvakendra shall be handed over to the use for specific purpose only.
- That you shall submit NOC from CFO(MCGM) and E.E.(T&C) MCGM as per amendment proposed in planning before further C.C of the Composite building.
- The Developer shall submit various NOCs as applicable from concerned authorities in the office of slum Rehabilitation Authority from time to time during the execution of S.R. Scheme.
- That the work shall not be carried out between 10.00 pm & 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.

7. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
8. That the Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ rate of 2% of R.R. as prevailing on the date of issue of LOI per sq. m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per DCPR 2034.
9. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
10. The IOA/Building plans will be approved in accordance with the Development Control Regulations & provisions 2034 and prevailing rules, policies and conditions at the time of approval.
11. That you shall pay necessary charges at various stages as per prevailing policy of SRA.

Yours faithfully,

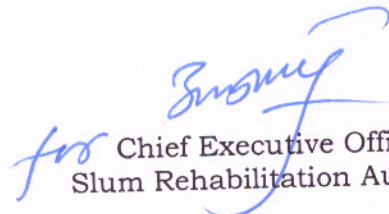
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Municipal commissioner, "K/W" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA).

for  Chief Executive Officer
Slum Rehabilitation Authority