

IT/19
05/11/22



SLUM REHABILITATION AUTHORITY

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

Date:-

29 DEC 2021

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 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

1. That you shall handover 56 numbers of Permanent Transit Camp tenements including 01 Balwadi, 01 Welfare Centre, 01 Society Office, 01 Anganwadi, 01 Yuvakendra to the Slum Rehabilitation Authority each having carpet area of 27.88 sq. mtrs 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.	FSI on Net Plot Area	4.00				
7.	Road Set back Addition	458.00				
8.	Total BUA Permissible	5852.00				
9.	Max. FSI permissible on plot	Zonal	PTC	Incentive	Road	Total
		1.00 of (5)	1.50 of (5) - 2(i)	1.50 of (5) - 2(i)	(7)	4.00 of (5)
10.	Max. BUA Permissible on plot	1463.00	1965.50	1965.50	458.00	5852.00
11.	BUA proposed	1463.00	1965.50	2423.50		5852.00
12.	PTC BUA for scheme	1965.50				
13.	Sale BUA for scheme	3886.50				
14.	No. of PTC tenements & amenity tenements proposed	PTC tenement - 51 nos. Balwadi - 01 Wel. Centre - 01 Soc. Office - 01 Anganwadi - 01 <u>Yuvakendra - 01</u> Total 56 Nos				

Following new additional conditions are added to the Letter of Intent issued u/no. SRA/DDTP/196/KW/PL/LOI dated 16.05.2015.

- 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.
- That you shall install a board/hoarding on the compound of the site under refence declaring that 56 Nos. of PTC tenement including amenity of building under reference are proposed in the PTC Wing earmarked as a PTC tenement belongs to SRA.
- That you shall submit NOC from electric supply company regarding size and location of substation & meter rooms proposed in the composite building before asking further C.C of composite building.

7. 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.
8. 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.
9. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
10. 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.
11. That the developer shall ensure compliance of the provisions of building and other construction workers (regulation and Employment and conditions of strikes, Acxt-1996 and submit documentation to that effect in order to comply the various order of Hon'ble supreme court of India on 1A127961/2018 in SWM(c) No.(s)1/2015.
12. 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.
13. That the Developer shall submit registered undertaking for handing over of this fitness center to society free of cost & consideration and satisfactory compliances of conditions of fitness center before OCC of Composite building.
14. That the Developers shall handover setback area to MCGM and same sale built area will be utilized only after handing over of the road setback with P.R Card in the name of MCGM and C.C. for the portion will be restricted till the compliance in this regards is done.
15. That Developer shall incorporate condition in the agreements of END USERS to the effect that SRA & it's Officers shall not be held responsible in case of mechanical failure of the Mechanized Parking Spaces in future and SRA, as well as, it's Officers shall be indemnified by the Developer for probable mechanical failure and mishap that may occur in future incidental to mechanical failure.
16. That the Developer shall submit registered undertaking stating that they will not demolish the petitioner structures till the final outcome of AGRC matter.
17. That you shall execute the Conveyance DEED for PTC component and Sale component before BCC of the composite building.

18.The IOA/Building plans will be approved in accordance with the Development Control Regulations & promotions 2034 and prevailing rules, policies and conditions at the time of approval.

19.That you shall pay necessary charges at various stages as per prevailing policy of SRA.

Yours faithfully,

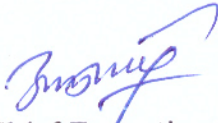
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Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved the 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