

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/434/KE/PL/LOI

Date: **29 NOV 2021**

1. **Architect** : Shri. Girish Chaudhari
Gharkul CHS, 'B' Wing, Azad Road, Ville Parle (E)
Mumbai - 400 057.
2. **Developer** : M/s. Romell Real Estate Pvt. Ltd.
4th floor, Infinity Prius, Baji Prabhu Deshpande Marg Ville
Parle (E) Mumbai - 400 057.
3. **Society** : Miskita Cross Lane CHS Ltd.

Sub: Revised LOI for Existing S.R. scheme of "Miskita Cross Lane CHS Ltd." on slum plot bearing F.P. No. 435 to 440, 453, 458 of TPS-V & C.T.S. Nos. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5 of Vile-Parle, Mumbai in K/E Ward of MCGM proposing partly under regulation 33(10) of DCR 1991 & balance proposed to convert under regulation 33(10) of DCPR 2034.

And

Proposed Amalgamation of plot bearing CTS Nos. 1479, 1479/1, 1484, 1485/1 & F.P. No. 171 of TPS II - Vile Parle East, F.P. No. 442 of TPS V - Vile Parle East under Regulation 30 of DCPR 2034 & F.P. No 172 of TPS II of Village Vile Parle East under Regulation 33(7)(A) of DCPR 2034

Ref: SRA/ENG/434/KE/PL/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 following conditions:

1. That all the conditions of LOI u/no. SRA/ENG/434/KE/PL/LOI dated 16/05/2000 & thereafter the Revised LOI issued on 28/04/2010, shall continue and shall be complied at appropriate stages.

The following are the modified/additional conditions:

2. This letter of Intent is issued on the basis of plot area certified by the Architect and various other relevant document.
3. 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, PAP, etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No	Description		Proposed area (Sq.mt.)				Total
			Slum		Non Slum		
			As per DCR 1991	As per DCPR 2034	As per 33(7) (A) Non cess	As per 30	
1.	Gross area of plot considered for S. R. Scheme		3087.23		479.10	1218.10	4784.43
2.	Deduction						
(a)	Road Set back area		695.445		--	--	695.445
3.	Net area of plot		2391.785		479.10	1218.10	4088.99
4.	Addition for FSI purpose						
(a)	Road Set back area		695.445		--	--	695.445
5.	Total plot area for FSI purpose		3087.23		479.10	1218.10	4784.43
6.	Max. FSI permissible on plot as per 33 (10) & table 12 of reg. 30 Sr. no. II iii	Zonal	4.00 or sanctioned FSI, whichever is more.		2.2	1.00	--
		Additional FSI on payment			(Rehab + Incentive + Balance Add. FSI)	0.50	--
		TDR				0.70	--
7	Incentive FSI ratio : L.R. /R.C. ratio is 104650/30250 = 3.46		1 : 1		50%	--	--
8	Total max. BUA permissible on the plot		--	--	1054.02	2679.82	--
9	Rehab Built up area		3199.89	1405.864 + 1136.416 = 2542.28	545.84	--	6288.01
				5742.17			
10	Built up area of common passages, Balwadis, Welfare Centres & Society Offices		462.08 + 126.05 = 588.13	73.31 + 40.46 = 113.77	--	--	701.90
			701.90				

11	Rehab Component	3788.02	1479.174 + 1176.876 = 2656.05	545.84	--	6989.91
		6444.07				
12	Permissible Sale Component / Incentive FSI	3788.02	1479.174 + 1176.876 = 2656.05	272.92 (50% incentive) + 235.26 (additional FSI by paying premium) = 508.18	1218.10 (Zonal) + 609.05 (0.5 Additional FSI) + 852.67 (0.7 TDR) = 2679.82	9632.07
		6444.07				
13	Total BUA sanctioned for the Scheme (9 + 12)	6987.91	5198.33	1054.02	2679.82	15920.0
		12186.24				
17	Total FSI sanctioned for the scheme	3.95		2.20	2.20	3.33
19	A) Nos. of slum dwellers to be re-accommodated.					
	Rehab Residential nos.	101	--	--	--	101
	Rehab Comm. nos.	2	--	--	--	2
	Regular PAP	10	76	--	--	86
	Provisional PAP - Resi.	1	--	--	--	1
	B) Amenities to be provided					
	Balwadi - nos.	2	--	--	--	2
	Welfare Centre - nos.	2	--	--	--	2
	Society Office - nos.	1	1	--	--	2

- The 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 provided 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 liable for action under version provision of IPC 1860 and section and Indian Evidence Act 1872.
- That you shall submit NOC from CFO as well as undertaking stating that you shall not misuse mechanical tower parking for both the Rehab buildings proposed.
- 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 Infrastructure

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 for BUA proposed under 33(10) of DCPR 2034.

7. 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 provision, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its Officers shall be indemnified from any probable dispute that may arise in future.
8. That you shall submit Registered Undertaking stating that a clause shall be incorporate in registered agreement of all prospective buyers / occupants stating therein that the common areas shall not be misused at any time in future.
9. That you shall register with RERA authority as per RERA act & submit copy of the same.
10. That the developer shall ensure compliance of the provisions of the 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.

Yours faithfully,

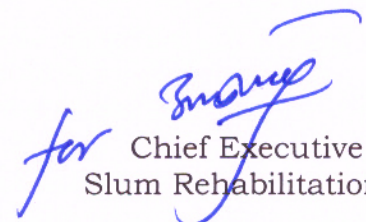
-sd/-

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, "K/E" Ward, M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority