



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/850/HE/PVT/LOI

Date: **20 MAY 2022**

1. **Lic. Surveyor :** Shri. Jitendra B. Patel
of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. **Developer :** M/s. Mandelia Constructions (I) Pvt. Ltd.
25, Dheeraj Heritage, 2nd Floor,
S.V. Road, Santacruz (West),
Mumbai – 400 054.
3. **Society :** Mangalmurti CHS Ltd.
Sindhdurg Rahiwasi Vika Sangh,
Khandwala Compound,
Datta Mandir Road, Vakola Bridge,
Santacruz (E), Mumbai – 400 055.

Sub: Revised LOI for S. R. Scheme on plot bearing CTS Nos. 692, 693, 791, 792, 793, 457, 464 & 460 B of village Kolekalyan, Santacruz (E) for 'Mangalmurti CHS Ltd.' as per provisions of DCR-1991.

Ref : SRA/ENG/850/HE/PVT/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 27/12/2006 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/850/HE/PVT/LOI dtd. 27/12/2006 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 12: 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, eligibility etc. the parameters shall be got revised from time to time.

The silent features of the proposal is as under:-

Sr. no	Particular	Proposed now in Sq.mt.	
		Slum in Sq.mt.	Non Slum in Sq.mt.
1	Plot area	8919.02	1721.04
2	Less		
	Encroachment area in non-slum plot	--	214.18
	D.P. Road	2223.99	68.25
	P.G. Reservation	600.50	--
	R.M. Reservation	--	139.52
	S.C. Reservation	7.23	388.19
	SAS Reservation	415.05	--
	Total	3246.77	810.14
3	Balance Plot area	5672.25	910.90
4	15% Deductible R.G.	--	--
5	Net plot area	5672.25	910.90
6	Addition for FSI		
	D.P. Road	2223.99	--
	P.G. Reservation (Res. Carve out)	--	--
	R.M. Reservation	--	139.52
	S.C. Reservation	7.23	388.19
	SAS Reservation	415.05	--
	Total	2646.27	527.71
7	Plot area for FSI	8318.52	1438.61
8	Additional 50% FSI (50% of 1438.61)	--	719.31
9	FSI permissible on plot	4.00	1.00
10.	BUA permissible on plot	33274.08	2157.92
11	Rehabilitation BUA	9377.88	--
12	Rehabilitation Component	12160.50	--
13	Sale Component	12160.50	2157.92
14	Total BUA sanctioned for the project	21538.38	2157.92
15	Total FSI Sanctioned for project	2.589	1.50
16	BUA permissible for sale on plot	12160.50	2157.92
17	BUA proposed for sale	12160.50	1549.00
18	Total BUA proposed to be consumed on plot	21538.38	1549.00
19	FSI in-situ	2.589	1.08
20	TDR Generated	--	
21	No. of slum dwellers to be re-accommodated	381 Nos.	--
22	No. of PAP	Nil	--
23	Area of D.P. Road to be Surrendered	2292.24	
24	BUA of buildable reservation for (RM + SC + SAS) to be surrendered	949.99	

Additional Conditions:-

1. That you shall submit CFO NOC as per proposed plans before asking for the F.C.C. for the respective building.
2. That you shall submit NOC from E.E. (M&E) for light and ventilation to the basement in Reservation building before asking for the C.C. to the same.
3. That you shall submit NOC from E.E. (T&C) for parking layout before asking for the C.C. to the respective building.
4. That you shall submit the concurrence from user department of MCGM about planning / specifications of reservation building, before CC to the respective building.
5. That you shall submit structural report from structural engineer regarding the proposed amendments in rehab building no. 2 & 3 before re-endorsement of C.C. to the same.
6. That you shall submit NOC from electric company for planning and location of meter room before C.C. to the building.
7. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
8. That all the condition mentioned in the circular issued by GoM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.
9. 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 regards shall vest with the developer.
10. That the Developer shall incorporate a condition in the agreements of END USERS to the effect that parking in the mechanised form are permitted considering the hardship cited by Developer, the said End Users shall not complain to SRA administration & it's officers for the mechanical failure of parking spaces in future and any probable mishap consequential to grant of permission for mechanized parking spaces, as well as, SRA & it's Officers, shall stand indemnified forever accordingly.
11. That the Developer shall incorporated a condition in the agreements of prospective buyers/ END USERS that building is proposed with sub-standard sizes of rooms in the tenements & the said prospective buyers/ END USERS shall not complain to SRA administration & it's Officers for approving sub-standard room sizes/substandard dimension in the proposed

building and with deficient open spaces. The specimen copy of such an agreement shall be submitted for the record of SRA administration.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

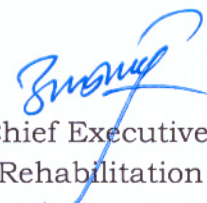
Yours faithfully,

-sd/-
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "H/E" Ward, M.C.G.M.
3. Addl/Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority