

SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/2373/PN/PL/LOI**

Date: **27 JUL 2021**

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. Aakash Developers,
701- Center Plaza,
Shivaji Chowk, Daftary Road,
Malad (East), Mumbai - 400097.

3. **Society** : Gokul Durga CHS (Prop)

Sub: Revised LOI for S.R. Scheme on plot bearing C.T.S. No. 19A/1 (pt.) & 25A of village Malad, at Malad (E), Mumbai under regulation 33(10) for slum plot & under regulation 33(11), 30 & 32 for non-slum plot of DCPR-2034.

Ref: SRA/ENG/2373/PN/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 the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number dtd. 31/07/18 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 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 etc. the parameters shall be got revised from time to time.

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The salient features of the scheme:

Sr. No.	Particulars	Now Proposed Area in Sq. mt.				
		Slum 33(10)	33(11)			
				Non-slum 30 & 32		Total In sq.mt
1.	Plot area	15176.30	4898.08	1607.44		21681.82
2.	Less :					
	i) Setback/DP Road	904.04	1047.85	--		1951.89
	ii) Reservation of P.G	196.87	--	275.44		472.31
	iii) Reservation of School	217.58	--	480.00		697.58
	iv) Reservation of Dispensary	32.87	--	148.80		181.67
	v) Area under widening of Nalla	159.69	--	--		159.69
	Total	1511.05	1047.85	904.24		3463.14
3.	Balance Plot Area	13665.25	3850.23	703.20		18218.68
4.	Amenity Open Space	--	--	--		--
5.	Net plot area	13665.25	3850.23	703.20		18218.68
6.	Addition for FSI purpose:					
	i) Setback/DP Road	904.04	--	--		904.04
	ii) Reservation of P.G	196.87	--	--		196.87
	iii) Reservation of School	217.58	--	480.00		697.58
	iv) Reservation of Dispensary	32.87	--	148.80		181.67
	v) Area under widening of Nalla	159.69	--	--		159.69
	Total addition	1511.05	--	628.80		2139.85
7.	Plot area for FSI	15176.30	3850.23	1332.00		20358.53
8.	Permissible FSI on Plot	4 or upto Sanctioned	4.00	1.00		--
			Road set-back 0.54	Zonal 1.00	PTC 1.23	Sale 1.23
9.	Additional 0.50 FSI	--	--	666.00		666.00
10.	FSI credit available by TDR (90% of plot area)	--	--	1198.80		1198.80
11.	Road widening FSI	--	2095.70	--		2095.70
12.	Total BUA permissible on plot	--	2095.70	3850.2	4727.4	4727.4
			3	95	95	
			15400.92			
13.	Proposed Rehabilitation / PTC BUA	30577.62	4742.75	--		35320.37
14.	Areas of Amenities including common passage	18086.30	--	--		18086.30
15.	Rehabilitation / PTC Component	48663.92	4742.75	--		53406.67

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16.	Sale Component (15 X 1.20)	58396.70	10658.17	3196.80	72251.67
17.	Total BUA permitted for project	88974.32	15400.92	3196.80	107572.04
18.	Total FSI permitted for project	5.86	4.00	2.40	--
19.	BUA permissible for Sale on plot	58396.70	10658.17	3196.80	72251.67
20	Total BUA proposed to be consumed on plot	88974.32	15400.92	3196.80	107572.04
21	No. of eligible t/s to be Rehabilitated Residential Commercial R/C Religious	398 01 -- 01	--	--	398 01 -- 01
22	Provisional PAP Residential Commercial R/C	343 55 18	--	--	343 55 18
23	PAP	103	--	--	103
24	PTC tenements	--	113	--	113
25	Amenities Balwadi Welfare Center Anganwadi Health Center Society Office Community hall	04 04 04 04 09 01	01 01 01 01 01 --	--	05 05 05 05 10 01

Additional Conditions:

1. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of ASR to the Slum Rehabilitation Authority.
2. That you shall submit concurrence from Municipal Architect regarding planning of school building & Municipal dispensary/ Health post before CC to last 25% of sale BUA in the scheme.
3. That equivalent sale BUA will be restricted till construction and handing over of buildable amenity of primary & secondary school, Municipal dispensary/ Health post and handing over of plot for Play Ground.
4. That you shall finalize tenement type for closed structures and submit document regarding the same from competent authority before asking for OCC to 1st rehab building in the layout.

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5. That you shall handover area under road setback after demarcation from competent authority and submit separate PRC of setback area in the name of MCGM before C.C. to last 25% of sale BUA in the Scheme.
6. That you shall submit police commissioner NOC before asking for C.C. to religious structure.
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 and ventilation, probable mechanized failure of mechanized parking provisions, 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 abide with all the proceedings / orders of court of law or any judicial / cosy judicial forums arising out of S.R. Scheme under reference, if any. You shall submit proposals by taking due cognizance of it from time to time.
9. That you shall submit MOE&F NOC before granting C.C. beyond 20,000 sq. mt.
10. That you shall register with RERA Authority as per RERA Act. & submit copy of the same.
11. 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 provisions of Notification issued by Ministry of Environment & Forest Dept.
12. 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.
13. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016 at the time of IOA.

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14. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.

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

Yours faithfully,

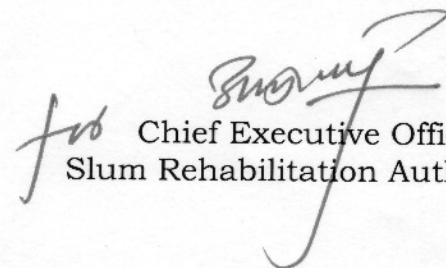
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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


for Chief Executive Officer
Slum Rehabilitation Authority