



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/813/KE/ML/LOI

Date: **13 MAR 2024**

1. **Architect** : Shri. Manishkumar V. Bagsariya,
M/s. Jiyani Consultancy LLP,
802, 8th Floor, Shiv Mudra CHSL,
Nanda Patkar Road, Vile Parle East,
Mumbai 400 057.
2. **Developer** : M/s. 7 Fireflies Production LLP.
703/704 Sanghvi Jewel, Kisan Road,
Malad (West), Mumbai - 400064.
3. **Society** : "Om Shree Sai SRA CHS Ltd.", on plot bearing
CTS No. 1 (Pt.), 2, 2/1 to 2, 3, 3/1 to 3, 4, 4/1 to
17, 5(pt.), 7 (Pt.), 7/1 to 10, 8 (pt.) & 8/1 to 16,
at Sahar Road, Sambhaji Nagar, Village-
Vileparle, Andheri (East), Mumbai.

Sub: Revised LOI for Proposed S. R. Scheme on plot bearing CTS No. 1 (Pt.), 2, 2/1 to 2, 3, 3/1 to 3, 4, 4/1 to 17, 5(pt.), 7 (Pt.), 7/1 to 10, 8 (pt.) & 8/1 to 16, at Sahar Road, Sambhaji Nagar, Village- Vileparle, Andheri (East), Mumbai for "Om Shree Sai SRA CHS Ltd."

Ref: SRA/ENG/813/KE/ML/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.

1. This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/813/KE/ML/LOI dtd. 04.06.2007 & 27.01.2010 and conditions mentioned therein will be continued, only the following conditions stands modified as under.
2. 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

The salient features of the scheme are as under:

Sr. No.	Description	Existing Proposed / Retained (Sq. Mt.) as per 1991	Now Proposed (Sq. Mt.) as per 2034	Total Area in (Sq. Mt.)
1	Plot Area	3218.65	3218.65	3218.65
2	Deduction			
	a) Road Setback	109.59	109.595	109.595
	b) Reservation of P.G.	648.07	35% of 648.070 = 226.824	35% of 648.070 = 226.824
	c) Reservation of R.M.	150.74	150.74	150.74
	d) Reservation of MAP	426.60	426.60	426.60
	e) Reservation of Parking LOT	18.79	18.79	18.79
	Total Deduction	1353.795	932.549	932.549
	Net plot Area	1864.855	2286.101	2286.101
3	Plot Area for FSI purpose	3218.65	3218.65	3218.65
4	Rehabilitation BUA	3395.919	1162.398	4558.317
5	Rehabilitation Component	4518.587	1377.99	5896.57
6	Sale Component (1:1)	4518.587	1377.99	5896.57
7	Total BUA sanctioned for the project	--	--	10454.887
8	Total FSI permissible for the project	3.00	4.00	
9	BUA proposed for sale on plot	--	--	5896.57
10	Total FSI consumed in situ		3.248	
11	TDR generated, if any	Nil	Nil	Nil
12	No. of eligible Rehab hutment dwellers			
	Rehab Resi.	114	02	116
	Rehab Comm.	-	17	17
	Provisional Rehab Resi.	-	14	14
	Provisional Rehab Comm.	-	25	25
	Total	114	58	172
13	Amenity			
	1. Society office	02	02	02
	2. Balwadi	02	02	02
	3. Welfare Centre	02	02	02
	4. Skill development centre	-	01	01
	5. Library	-	01	01

3. The Developer shall pay Rs. 20,000/- for old T/S & Rs. 40,000/- for newly added slum dwellers per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of developed land rate as per ASR to the slum rehabilitation Authority.

SRA/ENG/813/KE/ML/LOI

4. That you shall hand over balance provisional PAP to Estate Department (SRA) as per the SRA Circular no. 190 u/no. SRA/ADMIN/DESK-1/T-2/2020/664 dated 16.01.2020 with within 30 days from the date of issuance of Occupation Certificate. Till time further permission/approval for sale component shall be withheld.
5. That you shall submit NOC from E.E.(T&C) for parking layout before further C.C. to respective building.
6. That you shall submit NOC from Ch.E. (M&E) for artificial light & ventilation before further C.C. to respective building.
7. That you shall submit Revised CFO NOC before further C.C. to respective building.
8. That you shall submit Registered Undertaking stating therein that, you will not misuse Mechanical parking systems & also indemnify SRA and its staff from the buyers/society members that they will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future.
9. That you shall submit Registered Undertaking stating that constructed fitness centre shall be handed over to proposed Co-operative Housing Society/Apartment owners Association & in turn shall ensure the handing over or occupation.
10. 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.
11. That you shall revise scheme parameters considering tenements as per Scrutiny sheet from Dy. Collector (SRA) before OC to rehab buildings.
12. That you shall submit NOC from the Electric Supply Co. for planning and location of electric sub-station before further C.C. to respective building.
13. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
14. That you shall *register* the said project with MAHA- RERA & submit the certificate to this office for office record.
15. 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.
16. That developer shall take concurrence from MCGM for handing over PG before issue at further C.C. The register undertaking from the developer will be insisted stating there in that, they will amend layout if the concurrence from D.P Department at BMC not obtained.

17. That you shall execute register agreement to lease before asking plinth C.C.
18. That you shall comply the all conditions laid down in SRA circular no. 209 & 210.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 & sanctioned DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

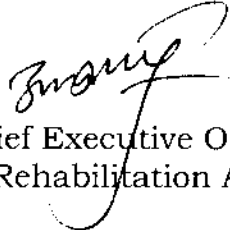
Yours faithfully,

- s d / -
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved 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. Addl. /Dy. Collector of Chembur Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
7. H.E. of MCGM.
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority