

Slum Rehabilitation Authority

No.: SRA/ENG/2289/GS/PL/LOI

Date:

01 APR 2022

1. **Architect** : Shri. Mukesh Bahadur,
of M/s. Consultants Combined,
B-101, Manek Kunj (Meghwadi),
Dr. S. S. Rao Road, Lalbaug,
Parel, Mumbai - 400 012.
2. **Developer** : M/s. Hatdia Builders Pvt. Ltd.
32/34, Kika Street, (Gulalwadi) Vora Building,
3rd Floor, Office No. 21, Girgaon,
Mumbai 400 004.
3. **Society** : "Shri Chamunda SRA CHS Ltd."

Sub: Revised LOI for Proposed S. R. Scheme under Reg. 33(10) of DCPR 2034, on plot bearing C.S. No. 1/97, of Lower Parel Division, situated at N.M. Joshi Marg, Mumbai-400 011, for - Shri Chamunda SRA CHS Ltd. in G/S ward of MCGM.

Ref: SRA/ENG/2289/GS/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by you, in principle approval to the S. R. scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following modified and additional conditions as per the provisions of DCPR 2034, is hereby issued.

15. 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	Parameters (as per DCPR 2034) in sq.mt.
1	Total area of plot	1969.91
2	Deduct: i. Road set back ii. Reservation	-- --
3	Net Area of Plot (1-2)	1969.91
4	Addition for FSI Purpose	--
5	Total Plot area for FSI purpose	1969.91
6	Max. FSI permissible on plot	4.00 or up-to sanctioned FSI
7	Max BUA permissible	-
8	Rehab Built-up Area	3217.31
9	Passage & Amenity BUA	
10	Rehab Component	4182.77
11	Sale Component permissible (10 X 0.90)	3764.49
12	Total BUA sanctioned for project (8 + 11)	6981.80
13	Total FSI sanctioned for Project (12 /5)	3.54
14	Sale BUA permissible in situ (11)	3764.49
15	TDR generated in the scheme if any	--

28 :- That the Rehabilitation Component of scheme shall include.

a)	70	Rehab Residential tenements
b)	01	Rehab Commercial tenements
c)	09	Provisional PAP – Resi.
d)	04	Provisional PAP – Comm.
e)	18	Generated PAP Resi.
f)	01	Balwadi
g)	01	Welfare Centre
h)	01	Society office
i)	01	Amenity – I
j)	01	Amenity – II
k)	01	Fitness Centre

45. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per REG. 33(10) of DCPR 2034 and shall also pay Infrastructural Development charges as decided by the Authority.

• That the following additional conditions shall be complied with:-

1. This LOI is issued in continuation with earlier issued LOI u/no. SRA/ENG/2289/GS/PL/LOI dtd. 29.06.2010.
2. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
3. The agreement 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.

4. That the work shall not be carried out between 10.00 pm. to 6.00 am. only in accordance with rule 5 A (3) of noise pollution (Regulation & control) Rules 2000 and the provision of notification issued by Ministry of Environment & Forest department.
5. 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.
6. That you shall register the construction workers as per the building & other construction workers Act. 1996 with commissioner of Labor GOM as per Hon. Supreme Court order dtd. 26.09.2018.
7. That you shall submit the CFO NOC for Rehab & Sale building before asking further C.C. to the building u/ref.
8. That you shall submit agreement to conveyance deed before asking OC to Sale wing A of composite building.
9. That you shall submit registered undertaking, stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future."
10. As per circular no.102 you shall deposit Rs.100/- for preparation of Identity Card of all the eligible slum dwellers in the S.R. Scheme at the time of allotment of rehab tenements / galas.

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

Yours faithfully,

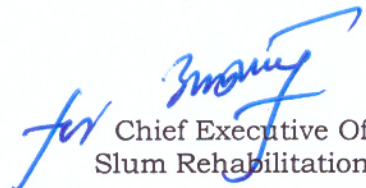
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "G/S" Ward, M.C.G.M.
2. Addl./Dy. Collector of Mumbai City
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
5. I.T. Section (SRA), to publish this LOI on SRA website.
6. D.S.L.R. (SRA)


Chief Executive Officer
Slum Rehabilitation Authority