

Slum Rehabilitation Authority

No.: SRA/ENG/534/HE/STGL/LOI

Date: **- 8 JUL 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. G.M. Constructions.
601, C-2 Wing 6th floor, skyline wealth
space Building, skyline Oasis Premier
Road, Vidyavihar (West), Mumbai- 400086.
3. **Society** : "JaiShivSai SRA CHS Ltd."

Sub: Issue of Revised LOI- Proposed S. R. Scheme under Reg. 33(10) of DCPR 2034, on plot bearing C.T.S. No. 615 (pt), 616, 616/1 to 14, 617, 617/1 to 6, 617/24 to 69 & 629 (pt) of Village-Bandra, situated at Government Colony, Bandra (East), Mumbai-400 051.

Ref: SRA/ENG/534/HE/STGL/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 conditions, as per the provisions of DCPR 2034, is hereby issued.

This LOI is issued in continuation with earlier LOI issued under even number SRA/ENG/534/HE/STGL/LOI Revised LOI dtd. 14.03.2012 and stands modified with respect to the conditions approved earlier and subject to the following amended conditions:-

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457. Email: info@sra.gov.in

19. 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	Proposed parameters as per D.C.P.R.- 2034 (In sq.mtr.)
1.	Gross plot area for S.R. Scheme	10327.18
2.	Total Deduction for	
(i)	Road set-back	966.65
(ii)	Reservation - R.E. 1.1 (Municipal School)	301.64
(iii)	Reservation - RT 1.4 (Best Bus Facilities)	34.04
	Total deduction (i + iii)	1302.33
3.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R.- 2034.	9024.85
4.	Addition for FSI purpose	
	Road set-back	966.65
	Reservation - R.E. 1.1 (Municipal School)	301.64
	Reservation - RT 1.4 (Best Bus Facilities)	34.04
5.	Total plot area for FSI purpose	10327.18
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of D.C.P.R.- 2034	4.00 or Sanctioned FSI
7.	Incentive FSI: 1: 1.1 i.e. More than 1 Ha. up to 5 Ha.	1 : 1.1
8.	Rehab Built up area (excluding areas under staircase & common passage)	18,951.12
9.	Rehabilitation Component	23,372.00
10.	Permissible Sale Component (9 x 1.1)	25,709.20
10 a.	Incentive Sale BUA/TDR in lieu of buildable reservation	467.20
11.	Total BUA proposed to be consumed in-situ	45,127.52
12.	FSI sanctioned in the scheme (11 / 5)	4.37
13.	Spill over TDR Generated/Released in the scheme	3000.00
14.	Sale BUA permissible in situ (10 - 13)	22,709.20
15.	Total BUA permissible in situ (8 + 10a + 14)	42,127.52
16.	FSI proposed to be consumed in-situ (15 / 5)	4.08

* Incentive Sale BUA/TDR will be release subject to handing over of School reservation.

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

a)	498	Rehab Residential tenements
b)	23	Rehab Commercial tenements
c)	07	Rehab R/C
d)	40	Provisional PAP - Resi.
e)	10	Provisional PAP - Comm.
f)	25	PAP T/s.
g)	03	Balwadi
h)	03	Welfare Centre
i)	06	Society office
j)	03	Amenity - 1
k)	03	Amenity - 1
l)	01	Community Hall

42. The Developer shall pay Rs. 40,000/- per tenement proposed as per DCPR 2034 towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges for BUA as per DCPR 2034 at 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.

- That the following additional conditions shall be complied with:-
- 1. That you have to comply with the MAHA RERA act time to time and submit the compliance to this office.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. That you shall submit NOC from MOEF Dept. before CC beyond 20,000 sq.mt. construction of Rehab component, as per circular dtd. 09/12/2016 of Environment dept. Govt. of Maharashtra.
- 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 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.
- 8. That you shall get revised Layout as per proposed layout of S.R. Scheme u/ref.
- 9. That you shall submit stability certificate from registered structural engineer for Rehab building No. 01 & 07 before re-endorse CC to building.
- 10. That you shall submit the updated P.R. Card as per the acquisition process before plinth CC to building on CTS No. 615 of S.R. Scheme.
- 11. That you shall submit agreement to lease before asking further CC to Sale building.
- 12. That you shall submit concurrence/clearance from MA & DP Dept. of MCGM for development of Primary School before grant of CC to school portion.

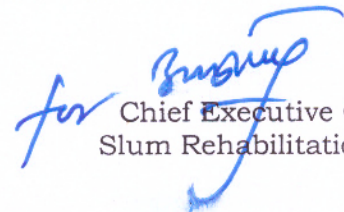
If you are agreeable to all these, above conditions, you may submit proposal for approval of amended plans, consuming full sanctioned F.S.I. for separately in each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,

—sd—
Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner, "H/E" Ward, M.C.G.M.
2. Addl./Dy. Collector of Mumbai suburban
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)

for 
Chief Executive Officer
Slum Rehabilitation Authority

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