



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1402/RS/MHL/LOI

Date:

14 JUN 2022

1. **Architect** : Shri. Nishchit Kulabkar of
M/s. Nishchit Associates Architects
B-1401, Shiv Shrusthi Apt., Mahavir Nagar,
Link Road, Kandivali (W), Mum. 67.
2. **Developer** : M/s. Pratik Construction.
Plot No. 175, Shop No. 12, Opp. Jain Mandir,
Road No. 14, Goregaon (W), Mumbai.
3. **Society** : "Dhaneshwari SRA CHS Ltd".

Sub. Revision of LOI due to conversion of the proposed S.R. Scheme (under the Reg. 33 (10) of DCPR 2034) on plot bearing C.T.S. Nos. 163A(pt) & 166(pt) of village Akurli, Wardarpada Road No.1, Kandivali East, Mumbai, for "Dhaneshwari SRA CHS Ltd".

Ref: SRA/ENG/1402/RS/MHL/LOI

Gentleman

With reference to the above mentioned Slum Rehabilitation Scheme, and on basis of documents submitted by applicant and in continuation to earlier LOI/Revised LOI dated 01/01/2014, 07/11/2016 & 24/08/2018, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the conditions of LOI/Revised LOI u/no. SRA/ENG/1402/RS/MHL/LOI dated 01/01/2014, 07/11/2016 & 24/08/2018 shall be complied.
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 follows:

Sr. No.	Description	Scheme Parameter (Area in sq.mt.)
1	Plot area of the scheme	3380.25
2	Deduction for	
	a) Road Setback	330.42
	b) D.P. reservation (77.77/4)	19.44
	Total	349.86
3	Net area of plot for computation of T/S density.	3030.39
4	Addition for FSI	349.86
5	Total Plot Area for FSI Purpose	3380.25
6	Maximum Permissible FSI on plot.	4.00 OR upto sanctioned FSI whichever is higher.
7	Rehab BUA	6534.67
8	Rehab passages & Amenity Area	4845.84
9	Rehab Component (7 + 8)	11380.51
10	Sale Component (9 x Incentive as per Ratio of LR/RC =1.00)	11380.51
11	BUA in lieu of buildable reservation	51.52
12	Total BUA sanctioned for the project (7+10+11)	17966.70
13	Total FSI sanctioned for the project (12/5)	5.32
14	Sale BUA permissible in-situ (12-7)	11432.03
15	No. of Rehab t/s. to be accommodated • Rehab Residential	108 Nos.
16	Provisional PAP tenements as against non-eligible tenements • Residential • Commercial	30 Nos. 03 Nos.
	No of Regular PAP t/s. Generated in the scheme to achieve minimum tenements density 650 t/e. Per net hector • Residential	57 Nos.
17	Amenities : • Balwadi • Welfare Hall • Society Office • Additional Amenity-I • Additional Amenity-II	01 No. 01 No. 02 Nos. 01 No. 01 No.
18	A) Area of buildable reservation • D.P. Reservation (Sport Complex/Stadium)	77.77

3. That you shall handed over balance tenements after finalization of eligibility from competent authority to Estate Manger (SRA) as PAP tenements before OCC to Composite bldg.

4. That you shall submit NOC from CFO before granting CC R-endorsement of Composite bldg.
5. That you shall submit NOC from electrical supply co. regarding non-requirement of electric substation before CC Re-endorsement to composite bldg.
6. That you shall submit registered undertaking & Indemnity bond from the developer for:-
 - i) Not misusing stilt/part terrace and pocket terrace before granting plinth CC to composite bldg under reference.
 - ii) That the buyers/ member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
 - iii) That the buyers/ member will not be held liable to SRA for deficient open space in composite bldg.
 - iv) That the buyers/ member will not be held liable to SRA for failure of mechanical parking system in future.
- v) The terrace area due care will be taken to drain of water from the Terrace area and proper Water proofing will be carried out to prevent any leakage from the Terrace Slab
7. That you shall submit NOC from E. E. (T & C) for parking layout and N.O.C from Ch. Eng. (M&E) of MCGM and Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system before granting Further CC to composite bldg.
8. That you shall submit undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site condition. The entire responsibility in this regard shall vest with the developer.
9. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
10. That you shall registrar the said project with MAHA-RERA & submit the certificate to this office record.
11. That you shall abide with all the proceedings/order of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposal by taking due cognizance of it from time to time.
12. That the developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM (c) No(s) 1/2015.

13. That you shall execute the lease agreement with society.
14. That you shall submit concurrence/NOC from concerned department of MCGM regarding buildable reservation of Sport Complex/Stadium before further CC of Composite building. & hand over the buildable reservation of Sport Complex/Stadium free of cost after OCC to reservation portion of proposed Sport Complex/Stadium.
15. That you shall Hand over of Road setback & incorporating the name of MCGM on separate PRC for setback area before granting CC of the last 25% of Sale BUA of composite bldg..
16. That you shall pay Sashulka amount as decided by GOM before possession of Sr. No. 121 of certified annexure-II is held eligible as per the provision of Gr. Dtd. 16/05/2018 of "Dhaneshwari SRA CHS Ltd".
17. The area of built reservation amenity shall be initially counted in FSI and after handing over of said built up amenity, the area of built amenity shall be allow free of FSI. Commencement certificate in respect of Sale BUA in lieu of built up reservation amenity handed over to MCGM or any other appropriate authority under AR will be granted only after handing over of such built up reservation amenity area.
18. That you shall provide electric charging point for electric vehicle.

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

Yours faithfully,

sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/S" Ward, M.C.G.M.
4. Dy. Collector (ENC/REM) or Competent Authority.
5. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

for *[Signature]*
Chief Executive Officer
Slum Rehabilitation Authority