

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1163/MW/STGL/LOI

Date: **30 JUN 2023**

1. **Architect** : Shri. Sameer V. Kulkarni.  
44/2197, Pranav CHS.,  
Gandhi Nagar, Bandra – East,  
Mumbai – 400 051.
  2. **Developer** : M/s. F.A. Builders & Developer LLP.  
12 Dongri "X" Lane, Dongri,  
Mumbai -400 009.
  3. **Society** : **'Jai Ambe SRA CHS Ltd.'**  
CTS No. 497 (pt.) & 22(pt.) of Village - Chembur  
Near R.C. Marg, Chembur (E), Mumbai-400 074.
- Sub** : Proposed S. R. Scheme on plot bearing CTS No. C. T. S. No.  
497 (Pt.) & 22 (Pt.) of village-Chembur, situated near R. C.  
Marg, Chembur (East), Mumbai - 400 074.
- Ref** : SRA/ENG/1163/MW/STGL/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 **Revision Letter of Intent (LOI)** subject to the following conditions;

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure – II issued by Competent Authority and other relevant documents.
2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/1163/MW/STGL/LOI dtd. 20/03/2010 and all the conditions mentioned in earlier LOI shall be complied with.
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.

**The salient features of the scheme are as under:-**

Sr. No.	Description	Parameters proposed in the revised LOI under reference
1	Plot area considered for proposal.	
2	Less DP/Set back area	6178.50
3	Net plot area (1-2)	1840.00
4	Add DP/ Setback area for FSI purpose	4338.50
5	Total plot area for FSI (3+4)	1840.00
6	Max. Permissible F.S.I.	6178.50
7	Max. Permissible BUA Area in situ.	4.00 or Sanctioned FSI whichever is more.
8	Rehab BUA for FSI purpose.	-
9	Area covered under Balwadi, Welfare Centre, Society Office, Common passage & Existing Amenity.	9751.88
10	Rehab Component (8 + 9)	6132.60
11	Sale Component Permissible for the scheme (10) x Incentive i.e. (1.15)	15884.48
12	Allowable TDR/BUA as against construction amenity	$15884.48 \times 1.15 = 18267.15$
13	Total permissible BUA for the scheme (8 +11+12)	1331.52
14	Permissible FSI for the Project (13/5)	29350.55
15	Sale Component permissible in situ (11+12)	4.75
16	Balance area to be considered for TDR (14-10)	19598.67
17	Number of slum dwellers to be Re-accommodate:-	Nil
18	Number of PAP tenements generated in the scheme.	229
	Amenity structures: -	72
	i. Balwadi	02
	ii. Welfare center	02
	iii. Society office	03
	iv. Library	02
	v. Fitness center	02
	vi. Community Hall	01



**Additional LOI Conditions:-**

4. That you shall submit revised NOC from E.E. (T&C) before further CC Composite building.
5. That you shall submit NOC from CFO for Composite bldg. before plinth C.C. respectively.
6. That you shall submit demarcation of area confirmation of buildable reservation of parking lot (RT 1.6) & Retail Market with Vending Zone + Multipurpose community center (RSA 1.2 + RSA 2.1) from Ch. Eng. (DP), MCGM, before requesting plinth C.C. to wing 'B', 'C' and 'D' of composite building.
7. That you shall submit concurrence from Municipal Architect regarding buildable reservation of parking lot (RT 1.6) & Retail Market with Vending Zone + Multipurpose community center (RSA 1.2 + RSA 2.1) before granting plinth CC to composite building u/r.
8. That you shall submit undertaking from developer stating that the area of fitness center shall not be misused and shall be handed over to the registered society of sale wing free of cost before plinth C.C. of Sale wing u/r.
9. That you shall submit Reg. undertaking from developer stating that he will not misuse the parking proposed in Puzzle parking tower in future and allot it to the tenants for which it is proposed and sale tenements & the society members will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future.
10. That you shall submit revised NOC from Civil Aviation department before Further C.C. of bldg. u/r.
11. That you shall submit the NOC from electric supply company for providing electric supply from nearby substation before granting plinth C.C. to Composite bldg. u/r.
12. That you shall submit the NOC from electric supply company regarding size and location of electric meter room before granting re-endorsement of CC to Composite building.
13. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
14. 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 provision of Notification issued by Minsitry of Environment & forest Dept.
15. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
16. That the developer shall submit the certified Annexure-II for Non Eligible tenements as provisional PAP's before asking OCC Sale wing of composite bldg.
17. That you shall ensure placement of requisite segregation centre/organic waste convertor (O.W.C.) in the scheme consultation



with DMC (SWM)/MCGM to avoid dumping of waste into the landfill site.

18. 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.
19. That you shall submit remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale wing under reference and accordingly, complied with the requirement of SWM of MCGM on site.
20. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq. m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
21. That you shall pay applicable premium as per DCPR 2034.
22. That the Developer shall comply all the conditions mentioned in Circular dated 28th August 2019 issued by Government of Maharashtra relevant to amendment in Section 15 A of Slum Act, 1971.

Yours faithfully,

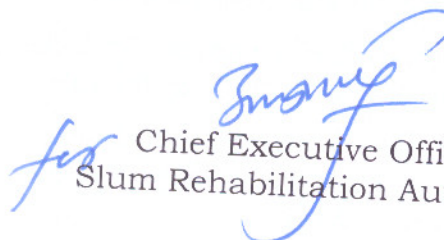


Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the revised LOI.)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Designated officer "M/W" Ward, M.C.G.M.
4. Addl. /Dy. Collector of Mumbai MSD 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.
8. H.E. of MCGM.
- ✓ 9. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer  
Slum Rehabilitation Authority