



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2802/KW/MHADA/LOI

Date: **14 FEB 2023**

1. **L.S.** : Shri. Santosh Zirmute of
M/s. Arch View Associates
46/2249, Suprabhat CHS, Gandhi Nagar, Near
MHADA office, Bandra (East), Mumbai- 400
051.
2. **Developer** : M/s. Meezab Enterprises.
Amina Manzil, Ground floor, Behind Fish
Market, Behram Baug Road, Jogeshwari (W),
Mumbai. 400102.
3. **Society** : "Singh SRA CHS LTD"

Sub.: Revision of LOI by clubbing of two approved S. R. Schemes i.e.

- 1) Slum Rehabilitation Scheme on plot bearing C.T.S. Nos. 432/3 to 9, 432/18 to 25, 432/29 to 36, 432/45 to 52, 432/59 to 71, 432/78 to 82, 432/90 to 94, 432/108 to 112, 432/120 & 432/122 to 125 at Village Oshiwara, R.M.Rd., Taluka Andheri, Jogeshwari (W) for "Singh SRA CHS (Prop.)" as per Reg. 33(10) of DCPR-2034.
(Now called as S.R. Scheme no.1)

Clubbed with

- 2) S.R. Scheme under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. F/1047 of Village Bandra-F, F.P. No. 47 of TPS-IV of Bandra, Taluka- Andheri (MSD), At Road No. 6, Prof. Almeida Park, Bandra (West), Mumbai, in H/West MCGM Ward. **(Now called as S.R. Scheme no.2)**

Ref.: SRA/ENG/2802/KW/MHADA/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 dated 12/11/2020 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 condition mentioned in LOI u/no. SRA/ENG/2802/KW/MHADA/LOI Dtd. 12/11/2020 shall be complied with.
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:

	S.R. Scheme No.1	After Clubbing
Sr. No	Description	Revised parameters (In sq.mtr.)
1	Area of plot	1754.70
2	Deduction for	
	a) Setback area of Road	322.08
3	Balance plot area	1432.62
4	Net area of plot for computation of t/s. density.	1432.62
5	Addition for FSI	322.08
6	Total Plot Area for FSI Purpose	1754.70
7	Permissible F.S.I.	4.00 or sanctioned FSI whichever more
8	BUA permissible	7018.80 or more
9	Rehab BUA	3077.69
10	Rehab passages & Amenity Area	1511.56
11	Rehab Component	4589.25
12	Sale Component (11 x Incentive BUA-1.10)	5048.17
13	Total BUA sanctioned for the project	8125.86
14	Total BUA sanctioned for the project	4.63
15	Clubbing PTC component (From S.R. Scheme no. 2)	706.50
16	Clubbing PTC component proposed	706.50
17	Sale BUA permissible in-situ (After clubbing)	4341.67 (i.e.5048.17 less 706.50 =clubbed sale BUA shifted to S.R. Scheme no.2)
18	No. of Rehab t/s. as per Reg. 33(10)	
	• Rehab Residential.	87 nos.
	• Rehab Commercial	02 nos.
19	Provisional PAP tenements as against non-eligible tenements i) Rehab Residential	06 nos.
20	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	-
21	Clubbing PTC tenements	15 nos.
21	• Balwadi	01 no.
	• Welfare Center	01 no.
	• Society Office	01 no.
	• Additional Amenity-I	01 no.
	• Additional Amenity-II	01 no.
22	A) BUA of buildable reservation: Setback of D.P. Road	322.08
	B) Area of non-buildable reservation	-

SRA/ENG/2802/KW/MHADA/LOI

3. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
4. That you shall submit a registered joint undertaking from both the Developer M/s. Meezab Enterprises and M/s. New Grid Buildcon LLP for stating therein that, the Partners of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners of both the developers firm and also indemnifying the SRA & its staff from any litigations, damages, claims, etc.
5. That you shall submit NOC from E. E (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking before granting CC Re-endorsement of Composite building. MCGM and submit indemnity bond indemnifying CEO (SRA) & his staff from any probable mishap in mechanical parking space/failure of mechanical arrangement of parking space to the occupiers/persons of the property under reference or any outsider's and any occupants shall not complain to SRA authority in respect of mechanized parking spaces.
6. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.

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 Revised LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority