



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1543/RS/MHL/LOI

Date:

21 SEP 2023

Licensed : Shri. Santosh Zirmute of
Surveyor M/s. Arch View Associates
46/2249, Suprabhat CHS, Gandhi Nagar,
Near MHADA office, Bandra (East), Mumbai- 400 051.

Developer : M/s. Rushabh Developers
'A' Wing, 1st Floor, Shah Trade Centre,
Rani Sati Marg, Nr. W.E. Highway,
Malad (East), Mumbai 400097.

Society : "Shree Ganesh Shravan Nagar SRA CHS (Prop.)"

Sub.: Revised LOI for proposed Slum Rehabilitation Scheme on land bearing C.T.S No. 128A/2(pt.), village Kandivali, Kandivali (W), Mumbai for "Shree Ganesh Shravan Nagar SRA CHS (Prop.)" under Reg. 33(10) of DCPR 2034.

Ref.: SRA/ENG/1543/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 dated 20/05/2021, 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 mentioned in LOI under no. SRA/ENG/1543/RS/MHL/LOI dated 20/05/2021 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:

Sr. No	Description	Revised parameters (In sq. mtr.)
1	Plot area	10269.53
2	Deduction for	
	a) 13.40 mtr. wide existing D.P. Road	67.00
3	Balance plot area (1-2)	10202.53
4	Addition for FSI (2a)	67.00
5	Total Plot Area for FSI Purpose (3 + 4)	10269.53
6	Permissible F.S.I. (5 x 6)	4.00 or sanctioned FSI whichever more
7	BUA permissible	41078.12 or more
8	Rehab BUA	21964.09
9	Rehab passages & Amenity Area	8510.31
10	Rehab Component (8 + 9)	30474.40
11	Sale Component (10 x Incentive BUA-1.20)	36569.28
12	Total BUA sanctioned for the project (8 + 11)	58533.37
13	Total FSI sanctioned for the project(12/5)	5.699
15	Sale BUA permissible in-situ (11)	36569.28
16	No. of Rehab t/s. as per Reg. 33(10)	
	i) Rehab Residential	302 Nos.
	ii) Rehab Commercial	13 Nos.
17	Provisional PAP tenements as per Clause 3.12C of Reg. 33(10)	
	i) Rehab Residential	141 Nos.
	ii) Rehab Resi. cum Com. (R/C)	05 Nos.
	iii) Rehab Commercial	11 Nos.
18	Regular PAP tenements generated as per Clause 3.12A of Reg. 33 (10)	204 Nos.
19	a. Balwadi	03 Nos.
	b. Welfare Center	03 Nos.
	c. Society Office	06 Nos.
	d. Yuva Kendra	03 Nos.
	e. Library	03 Nos.
	f. Community Hall	01 Nos.
20.	Religious Structure (to be retain)	01 No.
21.	13.40 mtr. wide existing D.P. Road Setback	67.00 sq. mtr.

3. That you shall hand over the amenity plot as per Reg-14 to MCGM before last 25% Sale CC and the PRC will be transferred in the name of MCGM before OCC to the Sale bldg. of S.R. Scheme under reference.
4. That you shall submit registered undertaking from Developer for not to misuse the service floor before granting plinth CC to Rehab bldg.
5. That you shall submit CFO's NOC before further CC of respective buildings.
6. That you shall submit NOC from Dy. Che. (M & E) for Mechanical ventilation system before further CC of rehab building.
7. That you shall submit Remark from Electric Co. for proposed electric substation before granting Further C.C. to Sale bldg.
8. That you shall submit NOC from E.E. (M & E) for mechanical parking system & NOC from E.E. (T & C) of M.C.G.M. for parking layout and Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system before granting further C.C. to respective buildings.
9. That you shall submit NOC from High Rise Committee before granting Further C.C. to the Sale building no-2 and submit registered undertaking before IOA stating that any amendments occurs in the planning as per the suggestions/recommendation as per NOC from High Rise Committee, then they will amend the plans at their own cost and will not ask any compensation for the same & indemnify CEO (SRA) & its staff.
10. That you shall submit supplementary annexure-II from competent authority with area and eligibility of the commercial slum dwellers before asking OCC to Rehab building.
11. That you shall submit registered undertaking from Developer for handing over of Fitness Center in Sale building to the Sale tenements before IOA to Sale Building.
12. That you shall comply all condition of SRA Circular no. 209 dtd. 01/08/2023, submit the register undertaking to that effect and display a board at site clearly indicating PAP/PTC tenents in the subjected S.R. Scheme in marathi.

13. That you shall strictly abide the conditions mentioned in the SRA Circular No. 210. Dtd. 01/08/2023.

If applicant Society/Developer/L.S. 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

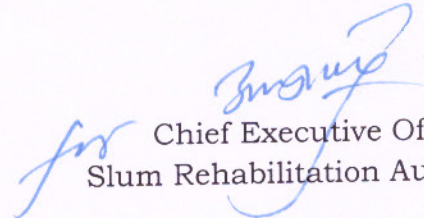
Sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/S" 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.


for Chief Executive Officer
Slum Rehabilitation Authority