



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/389/KE/STGL/LOI

Date: **- 8 JUL 2022**

- 1 Licensed Surveyor** : **Shri. Tanveer Ahmed Shaikh**
of **M/s. Allied Associates**
D/401, 4th floor, Baitunnoor CHS Ltd.,
CST Road, Kurla (W) Mumbai 400 070
- 2 Developer** : **Shri. Shakil Mohammed Shareef**
of **M/s. ZAS Enterprises**
62. BB, New Light Building, Gala No. 2/3,
Opp. State Bank of India, Kalina,
Santacruz (E) Mumbai - 400 029
- 3 Society** : **Jai Shiv Sai SRA CHS Ltd**
CTS No. 167 (Pt) of village Kondivita at
Andheri Kurla Road, Andheri (E) Mumbai-59

Subject : Revised LOI in proposed S.R. Scheme on plot bearing CTS No. 167 (Pt) of village Kondivita at Andheri Kurla Road, Andheri (E) Mumbai - 400 059

Ref. : SRA/ENG/389/KE/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 Revised Letter of Intent (LOI) as per the provisions of Regulation 9(6)(b) & Clause 11 of Regulation 33(10) of DCPR 2034 read with recent Govt. Clarification issued under No. TPB 4320/88/UD - 11 dated 13/03/2020 for the Schemes, subject to the following conditions.

- A. That all the conditions **Letter of Intent** issued on 11/02/2000 are to be continued except for the Condition No. 1, 10, 22, 24, 26 & 35, the same are now deleted.
- B. That the Condition Nos. 1, 10, 22, 24 & 35 of LOI issued on 11/02/2000 are modified as follows;
 1. That you shall hand over **07 Nos. Residential Provisional PAP T/s** as per Clause 3.12/C, to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, in form of Residential tenements each of carpet area 20.90 Sq.mtr. & 27.88 Sq.mtr. free of cost.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

The Provisional PAP tenements will be handed over to Concern Department/Authority and no Third Party Rights shall be created for the said Tenements.

The Provisional PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

10. The buildup area for Rehabilitation & Sale portion shall be Maximum as per the following scheme parameters and the approvals shall be obtained within the following Scheme parameters. In the event of change in Plot Area or Nos of Eligible Tenements etc. The parameters shall be got revised from time to time:

Sr. No	Particulars	Now proposed in sq.mt
1	Plot area	1563.87
2	Less:	
a	Road setback	71.18
b	ROS1.4(Play Ground)	495.93
c	Total deduction	567.11
3	Balance Plot Area	996.76
4	Addition for FSI purpose (2(c))	567.11
5	Plot area for FSI	1563.87
6	Permissible FSI on Plot	4.0 or upto Sanctioned FSI whichever is more
7	BUA permissible on in Situ	Sanctioned
8	Rehab Built up area	1733.00
9	Areas of Amenities including common passage	154.52
10	Rehabilitation Component	1887.52
11	Sale Component (12 x 1.0)	1887.52
12	Total BUA sanctioned for the Scheme (8 + 11)	3620.52
13	Total FSI sanctioned for the scheme (12 / 5)	2.315
14	TDR generated in SR Scheme	Nil
15	Area of unbuildable reservation of ROS 1.4 (Play Ground) to be surrender	495.93

22. That you shall get set back and Area of unbuildable reservation of ROS 1.4 (Play Ground) admeasuring 71.18 Sq.mtr. and 495.93 Sq.mtr. respectively demarcated from A.E. (Survey)/ D.P./ T & C department of MCGM and handed over to MCGM free of cost, free of encumbrance by changing ownership in the name of MCGM duly developed as per municipal specification and certificate to that effect shall be obtained and submitted before asking full occupation to the sale bldg. no. 02.
24. That the Rehabilitation Component of the Scheme shall include:

1.	Residential	:	60 Nos.
2.	Commercial	:	01 No.
3.	Provisional Residential PAP tenements as per clause 3.12(C) of Regulation 33(10) of DCPR 2034	:	07 Nos.
4.	Balwadi	:	01 No.
5.	Welfare Center	:	01 No.
6.	Society Office	:	01 No.
7.	Gymnasium	:	01 No.
8.	Library	:	01 No.

35. That the Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at Rs. 560/- (Suburb) per Sq.mtr. and shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for rehab tenements proposed as per DCPR 2034 and shall also pay Infrastructural Development charges @2% of ASR to the Slum Rehabilitation Authority.

Additional Conditions:-

1. That you shall submit Revised Civil Aviation NOC before asking approval of plans and c.c. for height beyond 35.73 mtr.
2. That you shall obtained Layout Approval before asking plinth c.c. for wing 'A' of sale bldg. no. 02 in the layout.
3. That you shall submit remark from EE (T & C) before asking plinth c.c. to wing 'A' of sale bldg. no. 02.
4. 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 provisions of Notification issued by Ministry of Environment & Forest Dept.
5. That you shall abide with all the proceedings / orders of court of law or any judicial / cosy judicial forums arising out of S.R. Scheme under reference, if any. You shall submit proposals by taking due cognizance of it from time to time.
6. That you shall register with RERA Authority as per RERA Act. & submit copy of the same.

7. That all the condition mentioned in the circular issued by GoM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.
8. 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.
9. That you will provide amenities for additional tenements proposed as per DCPR 2034.

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

Yours faithfully,

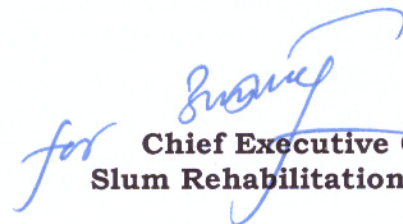


**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Comissioner, MCGM.
2. Assitant Commissioner (K/E) Ward MCGM.
3. Dy.Collector (SRA) WS.
4. I. T. Section (SRA).


**Chief Executive Officer
Slum Rehabilitation Authority**