



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/56/E/PL/LOI

Date:

2 NOV 2023

1. **Architect** : **Shri. Tushar S. Sali of**
M/s. Point To Point Consultants,
702, 765- Fly Edge, Near Kora Kendra Flyover,
Opp. Pushp Vinod - 1, S. V. Road, Borivali (W),
Mumbai - 400 092.
2. **Developer** : **M/s. Parkview Developers**
36/38, Narayan Dhuru Street, office No.1,
Nazzanine Floor, Mumbai - 400 003.
3. **Society** : **"Park View CHS LTD."**

Subject : Issue of Revised LOI- Proposed Slum Rehabilitation Scheme Scheme under DCR 33(7) & 33(10) on plot bearing C.S. No. 586 of Mazgaon Division, Dhotiwalla compound at Victoria 2 X lane, Sant Savta Marg, Byculla Mumbai - 400 027 ward 'E',

Ref : **SRA/ ENG/56/E/PL/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** subject to the following conditions.

The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number SRA/Dy.CHE/56/E/PL/LOI dtd. 09/04/2012 and conditions mentioned therein will be continued, only the following conditions stands modified as under:

1. 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.

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The salient features of the scheme are as under:

Sr. No.	Description	As per revision DCPR 2034	Total area in sq.mt.	
		Area (in Sq. mt.)		
		Slum	Non-Slum	
1.	Total plot area	2136.53	1530.54	3667.07
2.	Deduction for			
	Road set back area	27.35	23.10	50.45
	Reservation if any	--	--	--
3.	Balance area of plot (1-2)	2109.18	1507.44	3616.62
4.	Net area of plot for computation of t/s. density	2109.18	1507.44	3616.62
5.	Addition for FSI purpose 2 (a & b)	27.35	23.10	50.45
6.	Total plot area for FSI purpose	2136.53	1530.54	3667.07
7.	Max. FSI permissible on plot	3.00	3.00	
8.	Max. BUA permissible on plot in situ	6409.59	4591.62	11001.21
9.	Rehab Built up area	3583.77	--	3583.77
10.	Rehabilitation Component	4972.98	--	4972.98
11.	Sale Component	4972.98	4591.62	9564.60
12.	Total BUA approved for the Scheme (9 +11)	8556.75	4591.62	13148.37
13.	Sale BUA permissible in-situ	4972.98	4591.62	9564.60
14.	FSI proposed to be consumed in-situ	8556.75	4591.62	13148.37
15.	TDR if any	--	--	--
16.	No. of slum dwellers to be accommodated	64	64	
17.	No. of provisional PAP tenements in the Scheme	42	42	
18.	No. of Amenities	06	06	
19.	Surplus area to be handed over to MHADA	293.40		
20.	Non-buildable area to be handed over to MCGM	50.45		

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2. That the Amenity Tenements i.e. 01no. Balwadi, 01no. Welfare Center, 01no. Additional Amenity-01 (Yuvakendra) and 01no. Additional Amenity-2 (Aanganwadi) and 02nos. Society offices shall be handed over to the use for specific purpose only.
3. That you shall submit Revised NOC EE (T&C) MCGM as per amendment proposed in planning before CC re-endorsement of building under reference.
4. That you shall submit Revised NOC from electric supply company regarding size & location of sub-station & meter rooms proposed in composite building before asking Full OC in the scheme.
5. That you shall submit revised structural design, drawing & calculations will be insisted before re-endorsement of C.C.
6. That you shall submit Consent to demolish the existing building from Sale tenants & Rehab tenants before issue of Amended IOA.
7. That you shall submit NOC from 33(7) tenants for relocating the existing allotted premises.
8. That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site Supervisor, Structural Engineer, TPQA and PMC. The periodical report, stage wise on quality of work carried out shall be submitted by Architect along with test result.
9. That you shall submit regd. Undertaking from developer, stating that to confirm their eligibility regarding the residential tenements before granting OCC the respective tenements and if they will be ineligible in future (till OCC) then the 14 nos. of tenements will be handed over to SRA.
10. That you shall submit reg. undertaking from developer, stating that the Fitness Centre will not be misused & the same will be handed over to the Society of flat purchasers for the use of them.
11. That you shall submit reg. undertaking from developer will be insisted stating that the PAP building No. 4 will be treated as a temporary transit tenement for rehab tenants who are occupants of composite building No. 1 which will be demolished by mean time & the same will be vacated within one month of OCC of newly constructed composite building No. 1C & the rehab tenants will be shifted in newly constructed bldg. accordingly
12. 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 Ministry of Environment & forest Dept.

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13. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
14. That you shall pay necessary charges at various stages as per prevailing policy of SRA.
15. That you shall submit reg. undertaking from developer, stating that required parking for Bldg. no.4 is proposed in Pit & Rotary Puzzle Parking Tower & same will not be utilized by the other users.
16. That you shall submit reg. undertaking from developer, stating that LOS/RG area shall not be misused or encroached.
17. That you shall submit reg. undertaking from developer, to handover the setback land free of encumbrances, and the setback land handing over certificates will be obtained from BMC.

Yours faithfully,

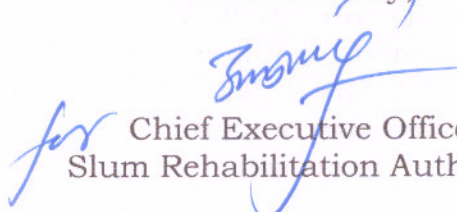

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai City.
3. Assistant Mun. Commissioner, "E" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) MSD.
5. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority