



SLUM REHABILITATION AUTHORITY

No.: SRA/Dy.CE/95/PS/PL/LOI

Date: **22 MAR 2022**

1. **Architect** : Shri. Vijay N Goradia.
6-7, Sahayog bldg., 2nd floor, S.V. road,
Above central bank of India,
Kandivali (West), Mumbai - 400067
2. **Developer** : Mr. Satish J Dattani.
2nd floor, Laxmi Shopping center, V.L. Road
Kandivali (West), Mumbai - 400067
3. **Society** : "Bhagat Singh Rahivashi Sangh."

Sub:- Revised Letter of Intent under Reg. 33(10) of DCR 1991 on Plot Bearing C.T.S. No. 1A/2, of Village - Goregaon, 120" Link Road, Taluka - Borivali, Goregaon (West), Known as Bhagat Singh Nagar Rahavasi Sangh

Ref:- SRA/Dy.CE/95/PS/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 to the scheme in the form of this **Revised Letter of Intent** subject to the following conditions.

1. This Revised LOI is in continuation with earlier LOI conditions dated 14/10/1997.
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.

Sr. No.	Description	Now proposed parameters.
1	Area of the plot/ Slum	54340.00
2	Deductions for-	
	a) 120'0" wide D.P. Road (Link Road)	500.00
	b) 60'0" wide D.P. Road	766.75
3	Balance Area	53073.25
4	Deductions for-	

	a) 15% R.G. of the Balance Plot	7960.99
	b) 5% Amenity Open Space	2653.66
5	Net Plot Area	42458.60
6	Addition for FSI-	
	a) 120'0" wide D.P. Road (Link Road)	500.00
	b) 60'0" wide D.P. Road	766.75
7	Area of the plot arrived at for computation of F.S.I.	43725.35
8	FSI permissible / Sanctioned	2.50
9.	Total BUA permissible in situ (7 X 2.50)	109313.37
10	Rehabilitation component as per D.C.R. 33(10) (F.S.I. purpose)	16058.61
11	Rehab Built up Area Component	16058.61
12	Sale Built Up Area permissible. (In Situ)	93254.76
13	TDR available for the project from unutilized sale component	Nil
14	Total (11+12+13)	109313.37
15	TDR Released vide DRC	28050.50
16	Balance sale BUA available (13-15)	
17	Sale BUA utilised for Non eligible tenements.	6061.65
18	Balance sale BUA available. (12-15-17)	59143.11
19	Net Balance Sale now Available (59143.11-33133.06)	26010.05
20	No. of Slum dwellers to be re accommodated :	Eli.Resi.:553 nos. Eli. Comm: 56 nos. Non-eligible Res.: 217 nos. Non-eli Comm.: 33 nos Total – 859 nos.
21	No. of P.A.P. tenements in scheme	12
22	Area of road to be surrendered	1266.75
Note : The Balance Sale Area now available may vary/change on issue of Final OCC of Rehab / Sale Buildings.		

3. That the Rehabilitation Component should include

- a) 553 Residential
- b) 56 Commercial
- c) 12 PAP
- d) 06 Balwadi
- e) 06 Welfare Centre
- f) 06 Society Office

4. That the Developer shall take adequate measures for safety like barricading safety nets etc. depending upon stage at work and Developer/ his concerned technical persons shall be responsible for same.
5. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the

- type of work and the developer along with their concerned technical team shall be solely responsible for safety.
6. That the work shall not carried out between 10.00 pm. to 6.00 a.m. only in accordance with rule 5A (3) of noise pollution (Regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
 7. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
 8. That you shall submit the copy of registration certificate from MAHA RERA Authority for this office record.
 9. The developer shall have to maintain the building for period of 03 years from the date of granting OCC. The deposit/Bank Guarantee with SRA will be withheld thereafter.
 10. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble Supreme Court of India in 1A127961/2018 in SWM(c).No.(s)1/2015.
 11. That the cognizance of Govt. Notification No. झोपुप्रा 1203/ प्रा.क्र. 46/2019/ झोपसु -1 दिनांक 28.08.2019 shall be taken & the conditions mentioned in the notification to be followed scrupulously.
 12. That you shall submit NOC from MoEF at appropriate stage for new propose sale building.

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 DCR of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

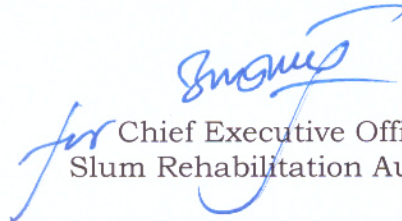
Yours faithfully,

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "P/S" Ward, M.C.G.M.
4. Addl./Dy.Collector of (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority