



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2821/PN/STGL/LOI

Date:

1 NOV 2021

1. **Architect** : Shri. Vishwas Satodia
1102/B-wing, 11th Floor, Shah Arcade-II,
Rani Sati Marg, Malad (E), Mumbai- 400 097.
2. **Developer** : M/s. Poonam Housecon Pvt. Ltd.
501, 5th floor, Office-2, Shah Trade Center,
Rani Sati Marg, Malad (E), Mumbai-400 097.
3. **Society** : "Ekta CHS (Prop.)"

Sub.: Issue of Revised LOI- For proposed S.R. Scheme on plot bearing CTS No. 581A/3B/1(pt), 581A/3B/1/1 to 9 of village Malad (E), Taluka-Borivali, M.S.D. at Rani Sati Marg, Malad (East), Mumbai for "Ekta CHS (Prop.)" as per Reg. 33(10) of DCPR-2034.

Ref.: LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 20/07/2019.

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued dated 20/07/2019, this office is pleased to issue in principal approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. That all the conditions of LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 20/07/2019 shall continue and shall be complied at appropriate stages.
2. This LOI supersedes earlier LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 19/08/2020.

Following are the modified/additional conditions:

3. 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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Revised scheme parameters:

Sr. No	Description	Area proposed (In sq. mtr.)
1	Plot area as per Annexure-II	3807.80
1a	Less- Area of plot not in possession	14.42
	Balance plot	3793.38
2	Deduction for	
	a) Setback area of D.P. Roads	139.42
3	Balance plot area	3653.96
4	Net area of plot for computation of T/S density.	3653.96
5	'Addition for FSI	139.42
6	Total Plot Area for FSI Purpose	3793.38
7	Permissible F.S.I.	3.00 or sanctioned FSI whichever more
8	BUA permissible	11380.14 or more
9	Rehab BUA	7866.52
10	Rehab passages & Amenity Area	1322.16
11	Rehab Component	9188.68
12	Sale Component (11 x Incentive BUA-1.00)	9188.68
13	Total BUA sanctioned for the project	17055.20
14	Total BUA sanctioned for the project	4.496
15	Sale BUA permissible in-situ	9188.68
16	No. of Rehab t/s. as per Reg. 33(10)	
	i) Rehab Residential	115 nos.
	ii) Rehab Resi. cum Com. (R/C)	01 no.
	iii) Rehab Commercial	45 nos.
17	Provisional PAP tenements as against non-eligible tenements	
	i) Rehab Residential	07 nos.
	ii) Rehab Resi. cum Com. (R/C)	-
	iii) Rehab Commercial	04 nos.
18	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	81 nos.
19	• Balwadi	01 no.
	• Welfare Center	01 no.
	• Society Office	02 no.
	• Skill Development Center	01 no.
	• Library	01 no.
20	A) BUA of buildable reservation	-
	B) Area of non-buildable reservation	
	i) Setback of D.P. Road	139.42

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4. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq. m. free of cost.

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

5. The amenity tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office & 02 amenities as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over /Taking over receipt shall be submitted to SRA by the developer.
6. That the Remark from Electric Co. shall be submitted for the proposed electric substation & meter rooms in composite building before asking Further C.C. to the building.
7. 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.
8. That you shall comply condition mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.
9. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.

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10. That you shall submit self-certified structural audit certificate from registered structural engineer at the time of application for occupation certificate & structural stability certificate from registered structural engineer having minimum experience of 5 years for rehab building at the end of defect liability period or application for release of bank guarantee.

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C.P. Regulations-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 LOI)

Copy to:

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

for 
Chief Executive Officer
Slum Rehabilitation Authority