



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1200/KW/PL/LOI

Date:

21 JUN 2022

To,

Lic. : **Shri Vrjesh S. Trivedi**
Surveyor Gr. Flr., A-1 Tower, Hill Park Complex,
Capt. Suresh Samant Marg.,
Near Agarwal Ind. Estate,
Jogeshari (W), Mumbai - 400 102.

Developer : **M/s. S.M.G.K. Developers PVT Ltd.**
134, S.V. Road, Sagar Malkani Complex,
Jogeshari (W), Mumbai - 400 102.

Society : **Om Sai Shastri Nagar SRA CHS LTD.**

Sub. : Revised LOI of proposed slum Rehabilitation Scheme under Reg. 33(10) of DCR- 1991 on plot bearing old CTS No. 31E/5 (pt) & new CTS No. 31E/2D (pt.) of village Bandivali, Jogeshwari (W), Mumbai- 400102, for "Om Sai Shastri Nagar SRA CHS LTD." in **K-WEST Ward.**

Ref. : SRA/ENG/1200/KW/PL/LOI.

Sir,

Gentleman,

With reference to the above mentioned S.R Scheme on plot bearing CTS No. old CTS No. 31E/5 (pt) & new CTS No. 31E/2D (pt.) of village Bandivali, Jogeshwari (W), Mumbai- 400102, for "Om Sai Shastri Nagar SRA CHS LTD.", this office is pleased to inform you that this **Revised Letter Of Intent** submitted by you is considered and principally approved for the sanction FSI 3.00 (Three point Zero Zero) in accordance with provisions of Appendix -IV of Reg. 33(10) Amended D.C.R, 1991. shall be allowed to be consumed on the plot subject to the following conditions:

In continuation to the earlier LOI conditions from Sr. No. 01 to 70 dated 21/10/2010 following additional conditions are applicable.

71. 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, eligible tenement nos. etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under;

Sr. No.	Description	Now as per Proposed Revised LOI (sq. mtrs.)
1	Plot Area	3932.00
2	Deduction of Road setback	---
3	Net plot Area (1-2)	3932.00
4	Net Plot Area for density	3932.00
5	Addition for FSI purpose	---
6	Plot Area for FSI	3932.00
7	Maximum FSI permissible on plot (In -situ)	3.00
8	BUA permissible on plot	11796.00
9	Total Rehabilitation Built up Area	6399.99
10	Amenity BUA (Balwadi, Welfare Centre, Society Office & Common Passage)	1446.52
11	Rehab Component	7846.51
12	Sale Component	7846.51
13	Total BUA sanctioned for the project(9+12)	14264.50
14	Total FSI sanctioned for project (13/6)	3.63
15	Sale BUA permissible in-situ	5396.01
16	Sale BUA proposed on site	5385.66
17	Total BUA Consumed on site (9 + 16)	11785.65
18	Total FSI consumed on site for project (17/6)	3.00
19	TDR Generated (13-17)	2478.85
20	Nos. of Eligible Tenements	
	i) Rehab Resi.	197
	ii) Rehab Comm.	05
	iii) Rehab R/C	02
	Total	204
	Society office	02
	Balwadi	02
	Welfare Center	02

21	Provisional PAP in the S.R. Scheme.	34 (26 Rehab resi. + 03 Rehab comm. + 05 (resi.)Closed)
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72. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation / net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built up Area in the scheme.
73. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
74. The Developer shall complete the Rehab Component of project within the stipulated time period from the date of issue of CC to 1st Rehab/ Composite Building as mentioned below :-
- | | |
|---------------------------------------|--------------|
| Plot area up to 4000 sq.mt. | → 36 months. |
| Plot area between 4001 to 7500 sq.mt. | → 60 months. |
| Plot area more than 7500 sq.mt. | → 72 months. |
- In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
75. The IOA/ Building plans shall be submitted in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
76. That the rain water harvesting system should be installed/ provided as per the direction of U.D.D. Govt, of Maharashtra under No.TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
77. That you shall register the construction workers as per the building & other construction workers Act. 1996 with commissioner of Labor GOM as per Hon. Supreme Court order dtd. 26.09.2018.
78. That you shall provide requisite segregation centres / OWC in said S.R. Scheme in Consultation with AE (SWM) of MCGM to avoid dumping of waste into the land till site.
79. 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.

80. That you shall Register with MAHA RERA Authority and submit the copy of Registration as per MAHA RERA before Full C.C to Sale Building No.02.
81. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
82. That you shall submit the undertaking developer shall incorporate condition in the agreements of END USERS to the effect that SRA & it's Officers shall not be held responsible in case of mechanical failure of the Mechanized Parking Spaces in future and SRA, as well as, it's Officers shall be indemnified by the Developer for probable mechanical failure and mishap that may occur in future incidental to mechanical failure & subject to the remarks/NOC from E.E. (T.&C.) of MCGM regarding parking layout.
83. 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.
84. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/ lottery.
85. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
86. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
87. That you shall submit Registered Undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the Developer.
88. That the Developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM(c) No(s) 1/2015.

89. That the Developer shall comply all the conditions in the circular issued by Government of Maharashtra on 28/08/2019 relevant to mendment in Section 15A of Slum Act 1971.

If applicant Society/ Developer/ Architect is agreeable to all these conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

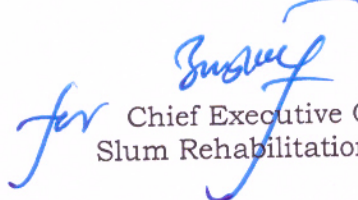
— Sd —

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, "K/W" Ward, M.C.G.M.
4. Addl./ Dy. Collector, MSD.
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