

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2031/MW/PL/LOI

Date:

28 JUL 2021

1. **Architect** : Ta' Shalva Architects
Shir. Sameer V. Kulkarni
44/2197, Pranav CHS,
Gandhi Nagar, Bandra -East,
Mumbai - 400051.
2. **Developer** : M/s. Reliance Enterprise
B-201/202, Sunshine Plaza,
Malad - (East), Mumbai - 400 097.
3. **Society** : Sardar Vallabhbhai Patel Nagar SRA CHS Ltd.
R. C. Marg, Chembur, Mumbai - 400 074.

Sub: S. R. Scheme Proposed on plot bearing C.T.S. No. 149, 149 (pt.), 152, 152/1 to 63, 152/65 to 67, 152/112 to 119, of Village-Maravali, Taluka - Kurla, M.S.D., Situated at Near R.C. Marg, Chembur - (East), Mumbai - 400 074, for '**Sardar Vallabhbhai Patel Nagar SRA CHS Ltd.**'

Ref.: SRA/ENG/2031/MW/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 (LOI)** subject to the following conditions;

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/2031/MW/PL/LOI dated 08/12/2009 & 19/10/2011. and all the conditions mentioned in earlier LOI shall be complied with.
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.

The salient features of the scheme are as under:-

Sr. No	Description	Approved under Revised LOI u/r.
1	Plot area considered for proposal	7072.00
2	Less Road Setback area	308.20
3	Railway Setback area	109.50
4	Net plot area [1-(2)+(3)]	6654.30
5	Less AOS as per Reg. 14 A of DCPR 2034	116.45
6	Balance plot area (4-5)	6537.85
7	Add Setback area of Road & Railway (Addition for FSI purpose)	417.70
8	Plot Area for FSI (6+7)	6955.55
9	Max. Permissible F.S.I.	Restricted to Sanctioned FSI
10	Max. Permissible BUA Area in-situ (8 x 9)	-
11	Rehab BUA for FSI purpose	15174.520
12	a. Area covered under Balwadi, Welfare Centre, Society Office,	360.622
	b. Common passage &	3838.239
	c. Existing temple	24.250
	d. Community hall	200.00
	<u>Total</u>	4423.111
13	Rehab Component (11 +12)	19597.631
14	LR/CR ratio.	1.067
15	Incentive.	1.15
16	Sale Component Permissible for the scheme {(13) x 1.15}	22537.276
17	Total permissible BUA for the scheme. (11 +16)	37711.796
18	Permissible FSI for the Project. (17/8)	5.422
19	Sale Component permissible in situ.	22537.276
20	Balance area to be considered for TDR.	-
21	TDR already issued in the scheme.	1200.00
22	Actual Sale BUA in-situ.	21337.276
23	Total permissible BUA restricted for the scheme. (11+22)	36511.796
24	Permissible FSI for the Project restricted to (22/8)	5.249
25	<i>Amenity structures :-</i>	
	• Balwadi	02
	• Welfare center	02
	• Society office	04

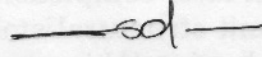
	• Fitness center	02
	• Library	02
26	Rehab tenements:-	
	• Res.	434
	• Comm.	31
	• PAP.	-
	• Religious.	01
	• Ex. Amenity.	01
	• PAP for comm.	06

Additional LOI conditions:-

4. That you shall submit revised NOC from E.E. (T&C) before further CC individual building in the layout.
5. That you shall submit NOC from CFO for rehab bldg. & Sale bldg. before amended IOA & further C.C. respectively.
6. That you shall submit revised NOC from Civil Aviation department before further C.C. of Sale building no. 2.
7. That you shall submit the revised MOEF & CC NOC is insisted before granting CC to the area beyond approved area mentioned in previous NOC of MOE & F.
8. That you shall submit the NOC from electric supply company regarding size and location of electric meter room before granting re-endorsement of CC to both buildings in Layout.
9. That you shall submit revised structural drawings & calculation form structural Engineer and its peer review from IIT/VJIT before starting actual strengthening of rehab wing 'A' of rehab bldg. no. 1.
10. That after completion of strengthening work of rehab wing 'A' you shall submit structural stability certificate from structural engineer certifying rehab wing 'A' is capable to take load of Gr. + 23rd upper floors before granting further C.C. to 'A' wing beyond 16th floor for which it was initially designed.
11. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
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 Minsitry of Environment & forest Dept.
13. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.

14. That the developer shall submit the certified Annexure-II for Non Eligible tenements as provisional PAP's before asking OCC Sale bldg.
15. That you shall ensure placement of requisite segregation centre/organic waste convertor (O.W.C.) in the scheme consultation with DMC (SWM)/MCGM to avoid dumping of waste into the landfill site.
16. 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.
17. That you shall submit remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and accordingly, complied with the requirement of SWM of MCGM on site.
18. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq. m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
19. That you shall pay applicable premium as per DCPR 2034.
20. That the Developer shall comply all the conditions mentioned in Circular dated 28th August 2019 issued by Government of Maharashtra relevant to amendment in Section 15 A of Slum Act. 1971.

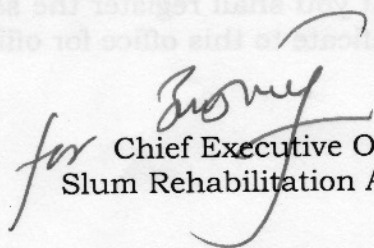
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the revised LOI.)

Copy to:

1. Municipal Commissioner, MCGM.
2. Estate manager MHADA.
3. Collector Mumbai Suburban District.
4. A. C. "M/W" Ward, M.C.G.M.
5. Addl. /Dy. Collector of Mumbai City/MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) - Copy for information to take further Necessary action as per circular no.37.
8. H.E. of MCGM.
- ✓ 9. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority