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Issued
Sign
SRA
Slum



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1988/T/STGL/LOI

Date: **5 OCT 2017**

To,

Lic. : **Shri Jayant R. Katira of**
Surveyor M/s. Deva Consultants,
201, Bhagyalaxmi Villa,
Chitranjan Nagar, Vidyavihar (East),
Mumbai - 400 077.

Developer : **M/s. Om Sai Developer**
101, Vridavan, opp. IIT Main gate,
Powai, Mumbai - 400 076.

Society : **Govind Prakash SRA Co-Op Hsg. Society Ltd.**

Sub: Revised LOI for S.R. Scheme under Regulation 33(10) of DCR 1991 on plot bearing C.T.S. No. 407, 408(pt.), 1330 and 1331 of village Mulund - East, Gavanpada road, T-ward, Opp. Tarun Utkarsh Ground, Mulund (East), Mumbai - 400 081.

Ref: SRA/ENG/1988/T/STGL/LOI

Gentleman,

Revised LOI due to change in parameters for Slum Rehabilitation Scheme on plot bearing C.T.S No. 407, 408(pt.), 1330 & 1331 of Village Mulund - East, Gavanpada road, Mulund (E), Mumbai-400 081 in T Ward, Mumbai, is considered and approved for the sanctioned FSI of 2.976 (Two Point Nine Seven Six Only) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D.C. Regulations 1991, out of which maximum in-situ FSI of 3.00 shall be allowed to be consumed on the plot subject to the following conditions.

1. That all the conditions of LOI u/no. SRA/ENG/1988/T/STGL/LOI dtd. 25/01/2011 shall continue and shall be complied at appropriate stages.
2. That the built up area for sale and rehabilitation shall be as per following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be updated from time to time.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051
Tel: 022-26565800/26590405/1879; Fax : 91-22-26590457; Website : www.sra.gov.in; E-mail : info@sra.gov.in

Mohiresh Shete
S.E. (S.R.A.) A.E. (S.R.A.)

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1988/T/STGL/LOI

The salient features of the scheme are as under:

Sr. No.	Description	Proposed LOI Parameter
1.	Plot area for the Scheme	772.70 sqmt .
2.	Deductions for	
	a. Road Set Back	146.65 sqmt. ✓
3.	Balance area (1 - 2)	626.05 sqmt. ✓
4.	Deduction for Physical R.G. (if applicable)	--
5.	Net area of Plot for computation of T/S density.	626.05 sqmt. -
6.	Addition for FSI purpose	
	a. Road Set Back	146.65 sqmt. -
7.	Total Plot area for FSI purpose	772.70 sqmt. -
8.	Max. in situ permissible FSI.	3.00 .
9.	Max. permissible Built up area in situ.	2318.10 sqmt. .
10.	Rehab Built up area	966.77 sqmt. ✓
11.	Passage & amenities (existing and proposed) BUA	366.63 sqmt. ✓
12.	Rehab Component	1333.40 sqmt. -
13.	Sale component	1333.40 sqmt. ✓
14.	Total BUA sanctioned for the Scheme.	2300.17 sqmt. ✓
15.	Total FSI sanctioned for the Scheme	2.976 ✓
16.	Sale Built up Area Permissible in situ.	1333.40 sqmt. ✓
17.	A. Nos. of slum dwellers to be re-accommodated.	23 Nos. .
	Rehab Residential	17 Nos. ✓
	Rehab Commercial	06 Nos.
	B. Amenities to be provided	
	Balwadi	01 Nos. ✓
	Welfare Centre	01Nos. ✓
	Society office	01 No. ✓
18.	Nos. of PAP generated in the scheme.	Resi. PAP - 09 ✓ Comm. PAP - 04 .

- The amenity tenements of Anganwadi as mentioned in salient features condition no. 2 above shall be handed over to Women and Child Welfare Department, Government of Maharashtra as per the circular no. 129. Welfare Centre & Society Office as mentioned in salient features condition no. 2 above shall be handed over to the slum dwellers society to use for the specific purpose only, within the 30 days from the date of issue of OCC of Rehab/Composite Building. Handing over/ Taking Over receipt shall be submitted to SRA by the developer.
- As per the SRA policy the following conditions as and when required shall be submitted.

- a. The Developer shall appoint Project Management Consultants with prior approval of Dy. Ch. Eng. (SRA) / E.E. (SRA) for implementation / supervision / completion of S. R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit progress report regularly to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute Tri-parties Registered agreement between Developer, Society & Lift supplying Co. or maintenance firm for comprehensive maintenance of electro mechanical systems such as water pumps, Lifts, etc. for a period of ten (10) years from the date of issue of Occupation Certificate to the Rehabilitation building.
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C
 - d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy.Ch.Eng.(SRA)/E.E.(SRA) for quality audit of the building work at various stages of the S.R. Scheme.
 - e. That the developer shall install fire fighting system as per requirements and to the satisfaction of C.F.O. The developer shall execute tri-parties registered agreement between Developer, Society & Fire fighting equipment supplying Co. and /or maintenance firms for comprehensive maintenance for a period of ten (10) years from the date of issue of Occupation Certificate to the building.
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - f. That the structural design of the buildings having height more than 24 mt. shall got peer reviewed from another registered structural engineer / educational institute like SPCE/VJTI/IIT.
5. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon type of work and the developer along with their concerned technical team shall be solely responsible for safety.
 6. That you shall install C.C.T.V. cameras with direct feed to SRA server at site as may be directed by IT department (SRA).
 7. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
 8. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.


SRA/ENG/1988/T/STGL/LOI

9. 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.

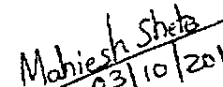
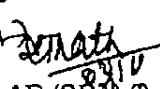
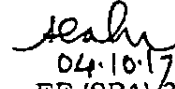
10. That you shall register with RERA Authority as per RERA Act.

If applicant Society/Developer/Lic. Surveyor are agreeable to all these conditions, then 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,

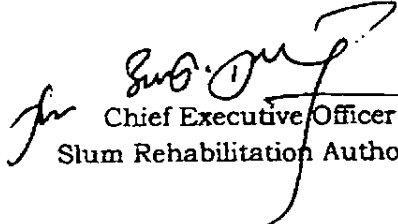

Chief Executive Officer
Slum Rehabilitation Authority
05/10

(Hon. CEO (SRA) has signed the LOI on 28/06/2017)


SE (SRA)-T

AE (SRA)-T

EE (SRA)-3
Dy.Ch.E (SRA)-I

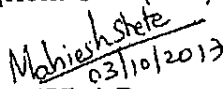

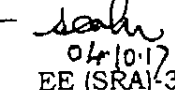
Copy to:

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


Chief Executive Officer
Slum Rehabilitation Authority

Received on 8/11/2017
05/10/2017

(Hon. CEO (SRA) has signed the LOI on 28/06/2017)


SE (SRA)-T

AE (SRA)-T

EE (SRA)-3
Dy.Ch.Eng (SRA)-I

Read
Three copies
Nalin Jh
Jayant Kulkarni
5/10/17