



SLUM REHABILITATION AUTHORITY

No: SRA/ENG/928/KW/MHL/LOI

Date: **5-2 JAN 2024**

- Subject** : Revised LOI for Proposed S.R. Scheme under Regulation 33(10) of DCR 1991 on plot bearing CTS 195(part), Juhu Ekta CHS.LTD (S.R Scheme), Versova Link Road, Kapaswadi, Village Andheri, Mumbai - 400058.
- Licensed Surveyor** : Shri Arun Gurav
M/s. Skyline Inframart Consultants LLP.
- Developer** : Yura Business Park Pvt. Ltd.
- Society** : Andheri New Kapaswadi Juhu Ekta CHS Ltd

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme under Regulation 33(10) of DCR 1991 on plot bearing CTS 195(part), Juhu Ekta CHS.LTD (S.R Scheme), Versova Link Road, Kapaswadi, Village Andheri, Mumbai - 400058. This office is pleased to inform you that this Letter of Intent is considered and approved for the sanctioned FSI of 2.49 (Two point Four nine) for area as per Reg. 33(10) of DCR 1991, subject to the following conditions:

1. That the conditions mentioned in LOI u/no SRA/ENG/928/KW/MHL/LOI dated 23/09/2004 and revised LOI dated 22/04/2016 shall be complied with.
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, no 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.	Particulars	Total (In sq.mts)
1	Area of plot	3631.75
2	Deductions	-
A	Area not in Possession	-
B	Road setback	-
C	Reservation	-
3	Balance Plot Area	3631.75
4	Total Addition	-
A	Road setback	-
B	Reservation if any	-
5	Total Plot	3631.75
6	Plot Area for FSI	3631.75
7	Total FSI permissible on Plot	2.50
8	Permissible BUA on plot	9079.38
9	BUA of balwadi, Welfare Center Society office, Common Passage	779.62
10	Rehab BUA for FSI Purpose	4130.36
11	Rehabilitation Component	4909.98
12	Sale Component Permissible	4909.98
13	Sale BUA permissible	4909.98
14	Total BUA permissible for the project (10 + 13)	9040.34
15	FSI Sanctioned for the scheme	2.49
No. of Slum dwellers to be re-accommodated		
1	Residential	140
2	Commercial	31
3	R/C	08
4	PAP generated	08
Total No. of Amenities		
1	Balwadi	02
2	Welfare Center	02
3	Society Office	02

- Licensed Surveyor shall submit CFO NOC for compliance of Fire Safety measures before asking plinth CC to the respective bldg. u/r. The completion certificate from CFO is to be submitted before grant of OCC.

4. Revised RCC design and drawings shall be incorporated in amended plans approval for record.
5. A structural stability/completion certificate shall be submitted after completion of the building.
6. That you shall submit NOC from E.E (T&C) of MCGM/consultants as per EODB and Ch.E (M & E) of MCGM before granting Plinth CC to respective buildings of the scheme u/r.
7. Third party Quality Auditor & Project Management Consultant shall be appointed for both Buildings before asking Plinth CC to respective wings of the composite building u/r.
8. The developer shall submit the final eligibility status for all the tenements in the scheme before asking for final OCC to respective buildings. Till that time the non-eligible tenements shall be treated as PAP tenements.
9. The Developer shall pay Rs.40,000/- per balance tenement to be rehabilitated including PAPs towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of the ASR rate for land the Slum Rehabilitation Authority.
10. That you shall obtain NOC/Remarks from SWD Department and SP(P&D) department of MCGM before granting Plinth CC to any building in the layout.
11. That you shall hand over area under reservation of D.P roads to MCGM before asking last 25% C.C to the Sale BUA.
12. That you shall obtain A.E survey remarks before granting further C.C to any Building in the layout.
13. The developer shall handover Anganwadi (Balwadi) as mentioned in salient features above shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in the 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 date of issue of OCC to respective buildings. Handing over/taking over receipt shall be submitted to SRA by the developer.
14. 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.
15. As per the Circular No. 137, you shall pay charges for identity cards of eligible slum dwellers/lottery.

16. That you shall get registered under Real Estate Regulatory Authority (RERA).
17. That the developer shall abide and comply to all the conditions mentioned in SRA circular nos. 209, 210, 213 & 215.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they shall submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

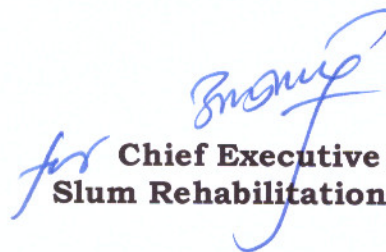


**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM
2. Addl. Collector (Ench. /Rem.) Mumbai City
3. Chief Engineer (Development Plan), MCGM
4. Assistant Commissioner "K/W" Ward of MCGM.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website



**Chief Executive Officer
Slum Rehabilitation Authority**