



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/196/HW/PL/LOI

Date: 22 DEC 2023

1. **Lic. Surveyor** : Shri. Pushkar B.S. of
M/s. Pushkar Consultants,
1st Floor, Aditya Kutir,
Khar (West), 4th Road,
Mumbai-400 052.
2. **Developer** : M/s. SSD Holdings LLP,
7th Floor, 898 Notan Plaza,
Turner Road, Bandra (West),
Mumbai - 400 050.

Sub : Proposed development of S. R. Scheme under Section 33(11) DCPR 2034 on plot bearing CTS No.F/575 A, F/579 & F/580 of Village Bandra, F.P. No.33 and 335, T.P.S. III, 16th Road, Bandra (West), Mumbai-400 050.

Ref : SRA/DDTP/196/HW/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 LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg.. of the project then this LOI will remain valid till validity of IOA/CC.
2. That you shall restrict the built up area meant for the sale in the open market and built up area of PTC as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

Item		Area Proposed in sq.mts.			
1	Plot Area	858.30			
2	Deduction for				
i)	Set back	Nil			
ii)	Any reservation (5% amenity)	Nil			
	Total (i + ii)	Nil			
3	Net Plot Area (1 – 2)	858.30			
4	Less 15% RG (if applicable)	N.A.			
5	Balance plot area (3 – 4)	858.30			
6	Addition for FSI purpose	Nil			
7	Plot area for FSI purpose	858.30			
8	Max. FSI permissible on plot	PTC	Free Sale	Zonal	Total
9	Max. BUA permissible on plot	858.30	858.30	858.30	2574.90
10	Already approved area as per DCR 1991	658.14	652.00	862.05	2172.19
11	BUA permissible after clubbing with the scheme in K/East Ward of developer M/s. Koel Developers LLP as per DCR 1991.	658.14 – 658.14 = Nil	652.00 + 658.14 = 1310.14	862.05	2172.19
12	Now permissible as per 9(6) b of DCPR 2034	214.57	1502.02	858.30	2574.89
13	Total BUA proposed	214.57	1502.02	858.30	2574.89

3. That the Arithmetical error if any revealed at any time shall be corrected on either side.
4. The Developer shall complete the PTC component of project within the stipulated time period from the date of issue of CC to 1st PTC building as mentioned below:-

Plot area up to 4000 sq.mt.	--	36 months
Plot area up to 4000 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.

5. That you shall submit Revised CFO NOC for composite building before asking for any C.C. for the same.
6. That you shall submit Revised E.E. (T & C) NOC for parking layout before asking for the C.C.
7. That you shall submit a registered u/t indemnifying SRA and its official for any damage or accident claims demission.
8. That you shall submit Civil Aviation NOC for composite building before asking for the Development permission for the same.
9. That you shall submit A.E. Survey Remarks before issue of IOA.
10. The developer shall submit a register undertaking before issue that there are no restraining orders from any court or competent authority for any approval or construction on the said plot/property. Developer shall indemnify SRA and its officials from any legal litigations/claims in future.
11. A certificate from Licensed Structural Engineer is to be submitted regarding for feasibility and structural stability of that building before issue of IOA.

If applicant Society/Developer/Architect are agreeable to all these conditions then may submit proposal for approval of plans separately for each building in conformity with the Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours Faithfully,

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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner. "H/W" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.

for *Shomip*
Chief Executive Officer
Slum Rehabilitation Authority