

SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/179/HW/PL/LOI

Date: 21 DEC 2023

1. **L. S.** : Shri. Pushkar B.S. of
M/s. Pushkar Consultants,
1st Floor, Aditya Kutir,
Khar (W), 4th Road,
Mumbai -400 052.
2. **Developer** : M/s. K. Mordani Constructions LLP,
105, Amore Commercial Premises,
2nd & 4th Road Corner, Khar (W),
Mumbai - 400 052.

Sub. : Proposed development of S.R. Scheme under Section 33(11) of DCPR 2034 on plot bearing C.T.S. No. F/91, FP No. 438 of TPS III of Village Bandra, at 14th Road, Khar (W), Mumbai.

Ref. : SRA/DDTP/179/HW/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on 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 sale in open market and built up area of PTC as per the scheme parameters annexed herewith.

SRA/DDTP/179/HW/PL/LOI

The silent features of the scheme are as under:-

Sr. No.	Item	Area Proposed in sq.mtr.			
1	Plot Area	986.60			
2	Deductions for				
i)	Set Back	82.54			
ii)	Any Reservation (5% Amenity)	Nil			
	Total (i+ii)	Nil			
3	Net Plot Area (1-2)	904.06			
4	Less 15% RG (if applicable)	Nil			
5	Balance Plot Area (3-4)	904.06			
6	Addition for FSI Purpose	82.54			
7	Plot Area for FSI Purpose	986.60			
8	Max FSI Permissible on Plot	PTC 33(11)	Free Sale	Zonal	Total
		1.50 of (7)	1.50 of (7)	1.00 of (7)	4.00
9	Max BUA Permissible on Plot	1479.90	1479.90	986.60	3946.40
10	BUA Proposed	1479.90	1479.90	986.60	3946.40
11	No. of PTC tenements	46 Nos.			

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 rehab 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.

SRA/DDTP/179/HW/PL/LOI

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

5. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
6. That you shall submit Revised CFO NOC for composite building before asking for the C.C. for the same.
7. That you shall submit. Revised E.E. (T&C) NOC for parking layout before asking for the C.C.
8. That you shall submit a registered u/t indemnifying SRA and its officials for any damage or accident claims demission.
9. That you shall submit Civil Aviation NOC for composite building before asking for the Development permission for the same.
10. That you shall submit A.E Survey Remarks before issue of IOA.
11. The developer shall submit a registered 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.
12. A certificate from Licensed structural engineer is to be submitted regarding for feasibility and structural stability of that building before issue of IOA.
13. In future, whenever LS transfers PTC area of **1479.90 sqm** to any other S. R. Scheme, then fungible compensatory area of PTC area of **474.39 sqm** will be converted to Sale fungible compensatory area.

SRA/DDTP/179/HW/PL/LOI

14. If L.S. fails to transfer PTC area of **1479.90 sqm** then the entire area of **1479.90 sqm** + the fungible compensatory area of PTC area of **474.39 sqm** = **Total area of 1954.29 sqm** will be handed over as PTC area to SRA/ SPPL as PTC area.

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.

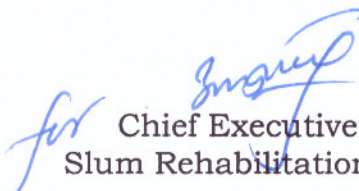
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) 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 Chief Executive Officer
Slum Rehabilitation Authority