



## SLUM REHABILITATION AUTHORITY

No.: H-E/PVT/0130/20231109/LOI

Date: **22 FEB 2024**

1. **Architect** : Smt. Namrata Sirpotdar of  
M/s. ANE Design Workshop  
B-101, Manek Kunj, Dr. S.S. Rao Road,  
Lalbaug Mumbai 400012.
2. **Developer** : M/s. Shree Mahalakshmi Constructions.  
Shop No. 1/53, Legend Building,  
Nehru Junction Road,  
Behind Banarasi Sweet Mart,  
Santacruz (E), Mumbai - 400055.

**Subject :** Proposed S. R. Scheme under Reg. 33(11) of DCPR 2034 on non-slum plot bearing C.T.S. No. 3792, 3793, 3794, 3795 and 3796 of Village - Kolekalyan, Taluka - Andheri, at Nehru Road, Vakola, Santacruz (East) Mumbai - 400055, in H/E ward of BMC

**Ref.:** H-E/PVT/0130/20231109/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 **Letter of Intent (LOI)** subject to the following conditions.

1. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for bldg. of the project then this LOI will remain valid till completion of estimated project period.
2. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/ Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
3. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
4. That you shall not block existing access leading to adjoining structures / users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

**FSI Statement & Parameters:**

Sr No	Description	Reg. 33(11)			
1.	Gross area of scheme plot	406.60			
2.	Less:				
	i) Setback/ DP road	177.83			
3.	Balance plot area	228.77			
4.	Amenity open space	--			
5.	Net plot area	228.77			
6.	Addition for:				
	i) Setback/ DP road	177.83			
7.	Plot area for FSI	406.60			
8.	Permissible FSI	4.00			
9.	Deduction for Amenity as per Reg. 14(A) of DCPR-2034	--			
10.	Total BUA permissible	1626.40			
11.	Permissible FSI on plot	Zonal BUA	PTC BUA	Free Sale BUA	Total
		1.00	1.50	1.50	4.00
12.	Total BUA permissible to be consumed in situ	406.60	609.90	609.90	1626.40
13.	Proposed BUA under Reg. 33(11)	406.60	522.22	522.22	1451.04
14.	No. of PTC proposed	10 Nos. & 05 Nos. of amenity			

5. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damages or claim arising out of any sort of litigation / property owners or otherwise.
6. That the quality of Construction work of building shall be strictly monitored by concerned Architect/L.S., Site supervisor & Structural engineer and quarterly report on quality of work carried out shall be submitted with test result etc.
7. That you shall appoint third party quality auditor with prior approval of Dy.Ch.Eng. (SRA) /Executive Engineer (SRA) for quality audit of building work at various stages.
8. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
9. That this letter of intent is issued on the basis of plot area certified by the Architect and other relevant document. In the event of change of any of the above parameters, during actual site survey by D.I.L.R / city survey office, then the built-up area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I on the plot upto 4.00.
10. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.

11. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
12. That the arithmetical error if any revealed at any time shall be corrected on either side.
13. That you shall pay development charges as per Clause 124 E of M.R. & T.P. Act separately as per provisions of M.R. & T.P. Act.
14. That you shall bear the cost towards displaying the details of date of issue of important document like LOI, C.C., O.C.C. on SRA website.
15. The owner/Developer shall display the name at site before starting of the work giving the details such as name, address and contact no. of owner/Developer, Architect/L.S., Structural Engineer, Approval No. & Date of LOI & IOA.
16. That you shall submit the Conveyance Deed for PTC component and sale component or composite component before obtaining occupation certificate, respectively.
17. That you shall submit the remarks from electric supply company to Composite building regarding Electric meter room before obtaining Plinth C.C.
18. That you shall handover Society office & Fitness center proposed for sale tenements to Composite building.
19. As per Circular No. 130, Labour cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
20. That you shall submit the Regd. Undertaking from developer stating therein that "if any litigation arises due to deficient open space, inadequate room width & failure of mechanical parking, SRA and its officers will not be held responsible for the same. A clause to that effect will also be incorporated in the agreement of prospective buyers stating therein that, they will not complain to any Authority regarding the deficient open space, inadequate room width & failure of mechanical parking will indemnify Hon'ble CEO(SRA) and its officers against any litigations arises out of it" before plinth CC to Composite building.
21. That you shall submit the Registered Undertaking from developer that, not to misuse stilt area, Entrance Lobby, Pocket terrace, fitness Centre, Society office, Parking spaces, basement floor before granting Plinth C.C to the Composite bldg. under reference.
22. That you shall register with Maha RERA authority as per RERA act & submit copy of same to this office.
23. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.

24. 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 Ministry of Environment & forest Department.
25. That you shall submit NOC from Civil Aviation Authority for permissible height before asking for further C.C.
26. That you shall submit Individual agreement of existing T/s. before asking plinth CC to Composite Bldg. u/ref.
27. That you shall hand over Road set-back area to MCGM free of encroachment & free of cost & the P.R. card in the name of MCGM will be submitted before obtaining C.C. to last 25% BUA in subject S.R. Scheme.
28. That you shall submit NOC from E.E. (T. & C.)/Traffic Consultant NOC as per EODB guidelines before obtaining Plinth CC to Bldg. in layout u/ref. A Registered undertaking stating therein that, Society members will not misuse this mechanical stack parking system & the society members will not blame CEO (SRA) & it's staff for failure of mechanical stack parking system in future will be insisted before granting Plinth CC to Composite Bldg. in layout u/ref.
29. That you shall submit the stability certificate from Registered structural engineer for slab of 0.13 mt. before issue of IOA.
30. That you shall submit the NOC from Registered CFO consultant as per EODB guidelines.
31. That you shall submit the Registered undertaking stating therein that, Society members will not misuse this mechanical stack parking system & the society members will not blame CEO (SRA) & it's staff for failure of mechanical stack parking system in future will be insisted before granting Plinth C.C. to the Sale Bldg. in S. R. scheme.
32. That you shall submit the Completion Certificate for the Solid Waste Management System/Bio-degradable Waste Treatment Plant issued by Environmental Consultant will be insisted before granting full O.C to Composite Bldg. in the layout.
33. That you shall submit the NOC from Ch. Eng. (M&E)/Consultant NOC as per EODB guideline before granting C.C. to Sale building in layout u/ref.
34. That you shall submit the NOC from S.P. (P & D) for the same will be insisted before plinth CC to the building u/ref.
35. The PTC tenements shall be marked as PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by owner at his own cost till handing over to the concern authority by providing security guards etc.

36. That you shall be abide to fulfil the directions given in SRA's circular no. 209 dated 01/08/2023 and undertaking to that effect shall be submitted before asking IOA to bldg. under reference.
37. That you shall comply all the conditions of SRA Circular No. 211, 213, 214, 215 & 216.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Reg. 33(11) of DCPR-2034 in the office of the undersigned.

Yours faithfully,

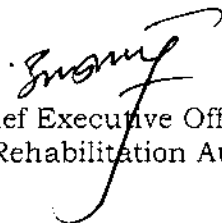
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Assistant Commissioner, "H/E" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA).

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority