

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2645/RN/PL/LOI

Date: 09 OCT 2017

Issued

Sign

105  
13/11/17

1. **Lic. Surveyor** : Shri. Jitendra B. Patel  
of M/s. Aakar Architects & Consultants  
Gr. Floor, Satyanarayan Prasad Commercial  
Centre, Dayaldas Road, Vile Parle East,  
Mumbai 400 057.
2. **Developer** : M/S. Rathod & Parmar  
262, "Heena" Tilak Mandir Road,  
Vile Parle(E), Mumbai - 400 057.
3. **Society:** "Bajrangdas Bappa SRA CHS (Prop.)"

Sub: Revised LOI for S. R. Scheme on plot bearing C.T.S. No. 2482(pt) & 2408(pt) of village Dahisar, at Dahisar(E), Mumbai. For "Bajrangdas Bappa SRA CHS (Prop.)".

Ref: SRA/ENG/2645/RN/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 **Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/2645/RN/PL/LOI dtd. 13/11/2013 and conditions mentioned therein will be continued.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.

2. 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.

3. 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, nos. of eligible huts etc. the parameters shall be revised from time to time.

**The salient features of the scheme are as under:**

Sr	Particulars	Now Proposed		
		Slum (Sq.mt)	Non-Slum (Sq.mt)	Total
		2097.69	536.77	2634.46
1.	Plot area			
2.	Less :	100.00	43.65	143.65
	i.) Setback/DP Road	45.84	---	45.84
	ii) Reservation of D.P.P.G	145.84	43.65	189.49
	Total	1951.85	493.12	2444.97
3.	Balance Plot Area	----	---	---
4.	Deduction for 15% RG	1951.85	493.12	2444.97
5.	Net plot area			
6.	Addition for FSI purpose	100.00	43.65	143.65
	i.) Setback/DP Road	45.84	---	45.84
	ii.) Reservation of D.P.P.G	145.84	43.65	189.49
	Total	2097.69	536.77	2634.46
7.	Plot area for FSI	3.00	1.00	4.00
8.	Permissible FSI on Plot	--	246.56	246.56
9.	50% FSI as per reg. 32	--	345.18	345.18
10.	FSI credit available by TDR (70% of plot area as per 13.40 mt. wide DP road).			
		6293.07	1128.51	7421.58
10.	BUA permissible	2829.09	--	2829.09
11.	Rehabilitation BUA	911.11	--	911.11
12.	Areas of Amenities including common passage			
		3705.36	--	3705.36
13.	Rehabilitation Component	3705.36	1128.51	4833.87
14.	Sale Component	6534.45	1128.51	7662.96
15.	Total BUA permitted for project	3.12	2.10	5.22
16.	Total FSI permitted for project	3463.98	1128.51	4592.49
17.	BUA permissible for Sale on plot	3463.98	1128.51	4592.49
18.	Total BUA proposed to be consumed on plot.	3.00	2.10	5.10
19.	FSI in-situ			

4. 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 1860 and Indian Evidence Act.1872.

5. Details of land ownership:-

a) As regards the ownership the same vest with Developer.

6. Details to access: - The plot under reference is deriving access through 13.40mt. wide D.P. Road.
7. Details of D.P. remarks: - the plot under reference is partly in residential zone (R), partly in commercial zone (C1) & affected by 13.40 mt wide D.P. Road & also affected by reservation of play ground (P.G).
8. If the land is owned by Govt. or Public body the developer/ society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11of 16/04/2008 in respect of Slum Rehabilitation Scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. order u./no. झोपुयो2008/प्र.क्र.236/ झोपसू-1 दिनांक-02/07/2010 and as per circular no. 114 dated 19/07/2010.
9. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
10. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
11. 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.
12. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
13. 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.
14. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

**Additional LOI Conditions:**


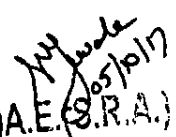
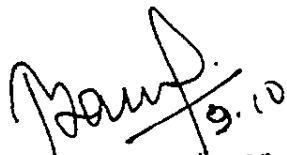
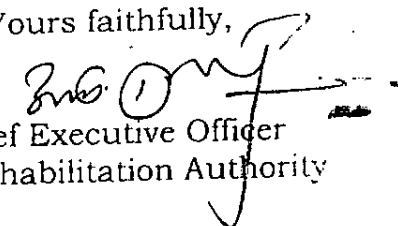
1. As per the Circular No. 137 you shall pay charges of identity card of eligible slum dwellers/lottery.
2. As per the circular No. 138, you shall pay the Structural Audit Fees as per the SRA policy.
3. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office order/126/2016 dtd. 22/02/2016.
4. That you shall pay labour cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.
5. That you shall maintain the location of reservation of P.G. as approved by the Chief Engineer (Development Plan) and you shall hand over the same to the Municipal Corporation of Greater Mumbai free of cost and

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free of any consideration, duly developed with access to the same from Municipal Road, before requesting C.C. for last 25% of the sale building.


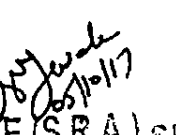
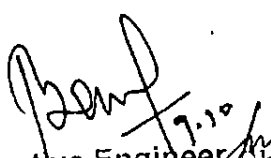
6. That you shall submit and get layout approved before asking for further C.C. to sale building.
7. That you shall submit registered undertaking stating therein that the stilt & pocket terraces will not be misused.
8. That you shall submit NOC from CFO of MCGM before asking for further C.C. to respective building.
9. That you shall submit NOC for parking layout before asking for further C.C. to respective building.
10. That you shall submit NOC from Ch. Eng. (M & E) for mechanical light & ventilation before asking for further C.C. to sale building.
11. That you shall submit approval / NOC from concerned electric Supply Company regarding the specific area, location and sizes of Sub-Station

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 modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

   9.10  
S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer  
(Hon'ble CEO(SRA) has signed LOI dated 24/06/2017) Slum Rehabilitation Authority  
Yours faithfully,  
  
Chief Executive Officer  
Slum Rehabilitation Authority

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "R/N" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl./Dy. Collector of "R/N" MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA)
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.

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S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer  
(Hon'ble CEO(SRA) has signed LOI dated 24/06/2017) Slum Rehabilitation Authority  
Chief Executive Officer  
Slum Rehabilitation Authority

