

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1350/PN/PL/LOI

Date: **6 OCT 2017**

Architect : Shri S. Neve.
of M/s. wesymor+ Consultant Pvt. Ltd.
302, Oomkareshwar, Linking Road,
Behind Kanderpada Talav, Dahisar (West),
Mumbai - 400 068.

Developer : M/s. K. D. Builders.
9/B, Chandra Niwas, Marol Chruch Road,
Off Andheri - Kurla Road, Opp Hotel Leela,
Andheri, Mumbai - 400 059

Society : Panchasheel SRA Co-op. Hsg. Soc. (Proposed).
Village Malad, Taluka Borivali,
Malad (W), Mumbai - 400 064.

Sub: Grant of **Revised LOI** for proposed Slum Rehabilitation Scheme on plot bearing of C.T.S. No. 227/15, 402 and 403 of village Malad, Taluka Borivali at Malad (West), Mumbai.

Ref: SRA/ENG/1350/PN/PL/LOI

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue this **Revised Letter of Intent (LOI)**, subject to the following conditions:

1. That, this LOI supersedes the Earlier LOI issued in the Scheme, on 27/07/2009.
2. That this Letter of Intent is issued on the basis of plot area certified by Architect and the Annexure - II issued by Competent Authority and other relevant documents.
3. That the built up area for sale and rehabilitation shall be as per following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be updated from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	As per Revised Area (in Sq.Mts)
1	Plot area for F.S.I.	2851.00
2	Less: Deduction for	
	i) area under D.P road	243.60
	ii) Set back	---
	iii) MAP	---
	iv) Park	---
	Total	243.60
3	Net area for FSI (1-2)	2607.40
4	Addition for F.S.I. purpose	243.60
5	Plot area for F.S.I. (3+4)	2851.00
6	FSI permissible on plot	3.00
7	Permissible BUA on plot	8553.00
8	Rehab BUA for FSI purpose	4509.23
9	Balwadi, Welfare hall, & Society Office + Common Passage	1231.74
10	Rehabilitation Component as per DCR 33(10) (8+9)	5740.97
11	Sale component permissible	5740.97
12	Total B.U.A. sanctioned for the project (8+11)	10250.20
13	Sanctioned FSI	3.595
14	Sale B.U.A. permissible in situ (7-8)	4043.77
15	Sale built up area are proposed in situ	4043.77
16	Total built up area proposed to be used (8+15)	8553.00
17	TDR if any for the scheme	1697.20
18	No. of Tenants to be rehabilitated	
	A) Nos. of slum dwellers to be re-accommodated	66 Nos.
	Rehab Residential -	---
	Rehab Comm.	---
	Rehab R/C	Nil
	PAP	---
	Ex. Amenities	
	B) Amenities to be provided	2 Nos.
	Anganwadi -	2 Nos.
	Welfare Centre -	2 Nos.
	Society Office -	
19	Nos. of provisional PAP generated in the scheme	89 Nos.
20	Nos. of provisional PAP Religious Structure	01 Nos.

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 provisions of Section 101, 102 of Indian Evidence Act 1872.
5. The Developer shall pay the total amount of **Rs. 31,20,000/-** for 156 T/s at the rate of Rs. 20000/- towards Maintenance Deposit to be kept with Slum Rehabilitation Authority and total amount of Rs.41,44,000/- say **Rs.41,44,000/-** (@ of Rs. 560/- (for Suburb)) towards the Infrastructural Development charges as per Circular No. 7 dated 25.11.1997.
6. That the Developer shall Provide 75 Nos of the Residential; 12 Nos of Commercial, 02 Nos of Residential cum Commercial Tenements in the Scheme alongwith 01 No of Existing Amenity, as Provisional PAP of the Scheme in lieu of Non-Eligible Tenements of the Scheme as mentioned in Annexure - II as per the provision of Clause 3.12(D) of Appendix - IV of Regulation 33 (10) of DCR 1991.
The Provisional PAP tenements will be handed over to the Non-Eligible Tenants of the Scheme after receipt of the Eligibility from the Concern Department/Authority and no Third party Rights shall be created for the said Tenements, also after obtaining the Final Eligibility in the Scheme, the balance Provisional PAP Tenements (if any) proposed for Non-Eligible Tenants will be handed over to SRA.
The developer shall also submit the RUT to this effect before issue of Plinth CC to Sale Building or FCC to Rehab Building.
7. The amenity tenements i.e. **02 Nos** of Balwadi shall be handed over to Women and Child Welfare Department, Government of Maharashtra as per the directives given by the additional Chief Secretary, Women & Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per Circular No. 129 and **02 Nos** of Welfare centre & **02 Nos** of Society Offices shall be handed over to the slum dwellers society to use for the specific purpose only, within the 30 days from the date of issue of OCC of Rehab/Composite Building. Handing over/ Taking Over receipt shall be submitted to SRA.
8. The Developer shall complete the rehab 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. |


S.E. (S.R.A.)/A.E. (S.R.A.) Slum Rehabilitation Authority
Executive Engineer

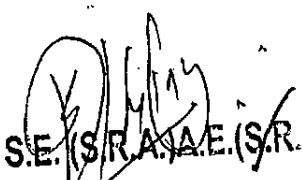
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.


9. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon type of work and the developer along with their concerned technical team shall be solely responsible for safety.
10. The 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. The Arithmetical/Typographical error if any revealed at any time shall be corrected on either side.
12. This Revised Letter of Intent merely does not give any right to avail of extra FSI granted under Regulation 33 (10) of DCR 1991.
13. That you shall submit Plot Boundary Demarcation before issue of FCC to Sale Building in the Scheme.
14. That you shall submit RUT mentioning that, you will hand over the Provisional PAP to the Non-Eligible Tenants of the Scheme after receipt of the Eligibility from the Concern Department/Authority and he will not create any Third party Rights of the said Tenements, also after obtaining the Final Eligibility in the Scheme, the balance Provisional PAP Tenements proposed for Non-Eligible Tenants will be handed over to SRA".
15. That you shall submit the remarks from Ch. Eng. (M & E) before granting Further C.C. of Sale Building No. 2.
16. That you shall submit the parking layout from EE (T&C)/ parking consultant before granting further CC to Composite Building No. 1.
17. That you shall submit the NOC from the CFO before issue of the Plinth CC to the Sale Building.
18. That you shall submit the registered undertaking for not misusing the society office before issue of CC of the Sale building No. 2.
19. That you shall submit the necessary remarks/ NOC from Reliance Energy/ Tata Company before granting further CC.

20. That you shall submit the Revised Annexure – III for the Scheme, due to changes in the Nos of the Tenements, before issue of the Further CC to the Sale building No. 2.
21. That you shall submit the Layout approval before issue of Plinth CC to Sale building No. 2 in the scheme.
22. That you shall submit the NOC from CFO department before issue of Plinth CC to Sale Building No. 2.
23. That you shall submit the necessary compliances before issue of OCC to Rehab Building No. 1.
24. That you shall submit the Conveyance deed for rehab and sale component to the respective society before issue of BCC.

If applicant Society/Developer/Architect are agreeable to all these above conditions, then you 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 Slum Rehabilitation Authority.


Yours Faithfully,

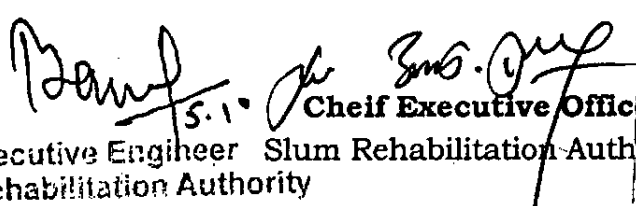

S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
(Hon'ble CEO (SRA) has signed the LOI on 23/06/2017)


5.10
Chief Executive Officer
Slum Rehabilitation Authority
06/10

Copy To:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner "P/North" Ward, MCGM.
4. Chief Engineer (Development Plan), MCGM.
5. Addl./Dy. Collector (Enc & Rem) WS.
6. Hydraulic Engineer, MCGM.
7. I. T. Section (SRA), to publish this LOI on SRA website and report Compliance.


S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority


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Chief Executive Officer
Slum Rehabilitation Authority

