

(53)

Issued
Sign
23/11/17



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/234/KE/PL/LOI

Date: 23 NOV 2017

1. **Architect** : Mrs. Sonal Arekar
of M/s. Ellora Project Consultants Pvt. Ltd.
317- 321, Ninad CHS Ltd. Bldg. No.7,
Kher Nagar, Service Road, Bandra (E),
Mumbai - 400 051.

2. **Developer** : M/s. Gaytri Properties
308/309, Aura Biplax above Kalyan Jewelers,
S.V. Road, Borivali (W), Mumbai- 400 092.

Sub: Issue of LOI- Proposed S. R. Scheme under Reg. 33(14)-D of Modified DCR 1991 on property bearing CTS No. 715 of village Andheri, Taluka Andheri situated at Telli Galli, Andheri (E.) Mumbai - 400 058.

Ref: SRA/DDTP/234/KE/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.

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. 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 got revised from time to time.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

Ananta

S.E. (S.R.A.) A.E. (S.R.A.)

M.P.E.
Executive Engineer

Slum Rehabilitation Authority

The salient features of the scheme are as under:

Sr.	Item	Area in Sq.mt			
		625.00 sq.mtr.			
1	Plot area	--			
2	Deduct Reservation	105.00			
	(a) Road set back area	Nil			
	(b) Road Setback Area / Existing Road Area	Nil			
	(c) R.G. Reservations area	520 sq.mtr.			
3	Net Area of plot (1-2 d)	520 sq.mtr.			
4	Deduction for Recreation Ground 15% of net plot (If Deductable)	Nil			
5	Balance plot area (3-4)	520 sq.mtr.			
6	100% Deduction for Recreation Ground 15% of net plot (If Deductable)	Nil			
	a) D.P. Road Area	105.00			
	b) Set back / Existing Area	Nil			
	c) Total (a+b)	105.00			
7	Plot area for FSI (5+ 6c)	625.00			
8	Permissible F.S.I As per Clause 33(14) D (i.e.0.75 +0.75+1.00)	2.50			
9	Permissible Area to be Consumed on situ.	--			
		Normal	Free Sale	PTC	Total
10	Maximum FSI Permissible on plot	1.00	0.75	0.75	2.50
11	Maximum BUA permissible on plot	625.00	468.75	468.75	1562.50
12	Tenements proposed/ required.	17		12	29

3. 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.
4. Details of land Ownership: - The plot under reference is Private Land.
5. Details of Access: The plot under reference is accessible by 36.60 Mtrs. existing road & 9.15 Mtrs. wide R. L. of Telli Galli Road.
6. Details of D.P. Remark: - The plot is situated in Residential Zone. The scheme plot is not affected by any reservations.

7. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.} to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.
8. The Developer shall hand over PTC tenements if any within three months after grant of OCC. The said PTC be handed over to the Slum Rehabilitation Authority/SPPL/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.
The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
9. The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.
10. When the project land is on public land and the IOA is not obtained within validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
11. 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.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
12. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.

13. The Developer shall not block existing access/easement right 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.
14. 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.
15. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

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.

Yours faithfully,

Manoj
20/11/2017
S.E. (S.R.A.) A.E. (S.R.A.)

R. M. S. 20/11/2017
Executive Engineer
Slum Rehabilitation Authority
Chief Executive Officer
Slum Rehabilitation Authority
23/11

(Hon'ble CEO (SRA) has signed the LOI dtd. 29/06/2017)

Copy to:

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

Manoj
25/11/2017
S.E. (S.R.A.) A.E. (S.R.A.)

R. M. S. 20/11/2017
Executive Engineer
Slum Rehabilitation Authority
Chief Executive Officer
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