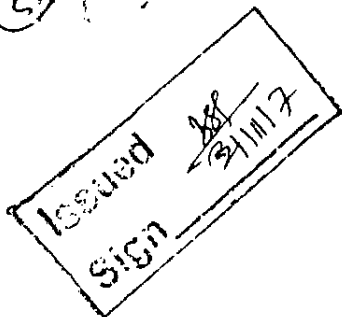


(5)



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/798/GS/ML/LOI  
SRA/ENG/718/GS/ML/LOI

Date: - 2 NOV 2017

To,

1. Architect : Mr. Satish M. Hande,  
M/s. Ace Consultants,  
510-511, 'C' Wing, Trade World,  
Kamala Mill Compound,  
Senapati Bapat Marg,  
Lower Parel, Mumbai-400 013.
2. Developers. : M/s. Sadguru & DLPL J.V.  
M/s Sadguru & Deluxe J.V.,  
207, 2nd floor, Regent Chambers,  
208, Block No.-III,  
Backbay Reclamation,  
Nariman Point,  
Mumbai - 400 021.
3. Society : "Parel-Lokseva SRA CHS Ltd."  
& "Takshashila SRA CHS Ltd"  
Manjrekar Lane, Gandhi Nagar,  
Worli, Mumbai-400 018.

Sub: Revised LOI of proposed Slum Rehabilitation Scheme on land bearing C.S. No. 136 (pt), 2B/136 & 2C/136 of Lower Parel Division, Mumbai City District, at Manjrekar Lane, Gandhi Nagar, Worli, Mumbai-400 018 for "Takshashila SRA CHS Ltd" in 'G/S' Ward (**Scheme No. 1**) **With** Slum Rehabilitation Scheme of "Parel Lokseva SRA CHS Ltd". on land bearing C.S. No. 110 (pt) of Lower Parel Division, Mumbai City District at Manjrekar Lane, Gandhi Nagar, Worli, Mumbai-400 018, for in 'G/S' Ward (**Scheme No. 2**) as per provision of Clause 7.8 of Appendix-IV of Reg. 33(10) of DCR 1991.

Ref: SRA/ENG/798/GS/ML/LOI  
SRA/ENG/718/GS/ML/LOI

Sir,

By the direction of Chief Executive Officer (SRA), this office is pleased to issue Revised Letter of Intent to inform you that, your above referred proposal for clubbing of proposed S. R. Scheme on land bearing C.S. No. 136 (pt), 2B/136 & 2C/136 of Lower Parel Division, Mumbai City District, at Manjrekar Lane, Gandhi Nagar, Worli, Mumbai-400 018 for "Takshashila SRA CHS Ltd" in 'G/S' Ward (Scheme No. 1)

**With** proposed S. R. Scheme on land bearing C.S. No. 110 (pt) of Lower Parel Division, Mumbai City District at Manjrekar Lane, Gandhi Nagar, Worli, Mumbai-400 018, for "Parel Lokseva SRA CHS Ltd." in 'G/S' Ward of MCGM (Scheme-2) by shifting 11 PAP tenements from the S.R. Scheme of "Takshashila SRA CHS Ltd" to the S. R. Scheme of "Parel Lokseva SRA CHS Ltd" and transferring in-situ sale built up area adm. 310.00 sq. mt. from the S.R. Scheme of "Parel Lokseva SRA CHS Ltd. to the S.R. Scheme of Shree Takshashila SRA CHS Ltd" is considered and principally approved in accordance with Clause 7.8 of Appendix-IV of Reg. 33(10) of DCR 1991. Out of sanctioned **3.977** FSI (Three Point Nine Seven Seven) maximum in-situ 3.977 FSI is granted to be utilized in the S. R. Scheme of "Parel Lokseva SRA CHS Ltd" in accordance with Appendix-IV of D. C. Regulation No. 33(10) subject to the following conditions;

*This LOI is issued in continuation with earlier LOI issued under even number dtd. 12/05/2010 & Revised LOI issued under even number dtd. 16/01/2016 & 11/08/2016 stands modified with respect to the conditions mention herein below.*

12. The built up area for sale and rehabilitation shall be as per scheme parameters as shown below. In the event of change in area of plot, nos. of eligible huts etc., the parameter shall be got revised from time to time.

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

Sr. No.	Description	After Clubbing	
		Takshashila CHS Ltd. Scheme-I	Parel Lokseva CHS Ltd. Scheme-II
1.	Area of plot considered for the scheme	2499.26	2348.40
2.	Deduction for D.P. Reservation	Nil	4.57
3.	Balance area of plot	2499.26	2343.83
4.	Addition for FSI purpose	Nil	4.57
5.	Total plot area for FSI purpose	2499.26	2348.40
6.	In.-situ FSI permissible on plot	2.50	4.00
7.	Total in-situ BUA permissible on plot	6248.15	9393.60
8.	Rehab Built up area	3248.94	4733.50
		<u>-277.38</u>	<u>+327.51</u>
		2971.56	5061.01
10.	Rehabilitation Component	3850.22	6120.39
		<u>-310.01</u>	<u>+416.01</u>
		3540.21	6536.40
11.	Sale Component	2887.67	4590.29
		<u>+310.00</u>	<u>-310.00</u>
		3197.67	4280.29
12.	Total BUA sanctioned for the Scheme	6169.23	9007.56
13.	Total FSI sanctioned for the scheme	2.468	3.977
14.	Sale BUA permissible in-situ	3197.67	4280.29
15.	TDR generated in the Scheme	Nil	Nil
16.	No. of slum dwellers to be accommodated	118Nos.	180 Nos.

17.	No. of PAP t/s generated in the Scheme	13 Nos.	Nil
18	No of PAP t/s after shifting 11 PAP.	02 Nos.	11 Nos.
19	No. of provisional PAP	Nil	Res-69 Com-27

4. That the Rehabilitation Component should include

- a) 60 Residential
- b) 18 Commercial
- c) 06 R/C
- d) 2 Balwadi
- e) 2 Welfare Centre
- f) 1 Society Office
- g) 69 Residential Prov PAP
- h) 27 Commercial Prov. PAP
- i) 11 PAP

11. That you shall pay total amount of Rs. 39,20,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 52,67,000/- (i.e. @Rs.840/- (City) per sq.mt.) towards Infrastructural Development charges.

40. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70 mtr. from average ground level.

41. That you shall submit revised NOC from CFO of MCGM & its completion certificate before asking occupation certificate to sale building.

42. That you shall submit the Revised NOC from E.E.(T&C) of MCGM for parking for Rehab Building.

43. That you shall submit the concurrence of society of all eligible & Non-eligible slum dwellers for proposed planning of commercial shops before requesting for Further C.C. for Rehab Bldg.

44. That you shall get your company registered with MAHA RERA & comply all conditions of MAHA RERA Act.

If applicant Society/ Developer/ Architect are agreeable to all these above conditions, 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 undersigned within 90 days from receipt of this LOI.

Yours faithfully,

 26/10  
 26/10/17  
  
  
 S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer Chief Executive Officer  
 Slum Rehabilitation Authority Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 28/06/2017)

22/11

**Copy to:**

1. Municipal Commissioner, M.C.G.M.
2. Collector, Mumbai City
3. Collector, Mumbai Suburban District
4. Assistant Commissioner, "G/S" Ward, MCGM
5. Chief Officer, Development Plan, M.C.G.M.
6. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no.37.
7. Hydraulic Engineer, MCGM.
8. I.T. Section (SRA), to publish this LOI on SRA website and report compliance.

*Adulkar*  
26/10/17  
S.E. (S.R.A.)  
*20/11/17*  
A.E. (S.R.A.)

*R. G. S. 2/11*  
Executive Engineer

for Chief Executive Officer  
Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 28/06/2017)

*Sub. Jey*  
02/11