

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/253/KE/ML/LOI

Date: 27 FEB 2018

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. New Monarch Builders & Contractors.
B/701- 705, Raylon Arcade, Ramkrishna
mandir road, Kondivita, Andheri (E),
Mumbai - 400059.
3. **Society** : "Sagbaugh Sneh Sagar CHS Ltd."

Sub: Revised LOI for partial conversion of S.R. scheme as per DCPR-2034 on plot bearing C.T.S. No.706/2, 706/3, 706/4/1, 706/4/2, 706/6 to 8, 706/11, 706/12, 706/14 to 16 & 706/22 of village Marol at Andheri (E), for "Sagbaugh Sneh Sagar CHS Ltd".

Ref: SRA/ENG/253/KE/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to revised LOI dated 18/01/2018 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)**, only the following conditions stands modified as under.

Condition No. 4 : 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, eligibility etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No	Description	Area in Sq. Mt.
1	Plot area for proposal	26588.30
2	Less 1) D. P. road 2) Mithi River Set-Back	9556.47 136.53
3	Amenity open Space	--
4	Net Plot Area	16895.30
5	Add 1) D. P. road 2) Mithi River Set-Back	9556.47 136.53
6	Total Plot Area for FSI consumption	26588.30
7	Permissible F.S.I. In-situ	4.00 or upto sanctioned FSI
8	Total Built up area Permissible in-situ	--
9	Rehab BUA for FSI as per DCR-1991	26441.16
10	Area under Balwadi, Welfare Centre, Society Office & Common Passage	11451.55
11	Rehab Component as per DCR-1991	37892.71
12	Sale Component Permissible as per DCR-1991	37892.71
13	Rehab BUA for FSI as per DCPR-2034	4144.41
14	Area under Balwadi, Welfare Centre, Society Office & Common Passage	1671.30
15	Rehab Component as per DCPR-2034	5815.71
16	Sale Component Permissible as per as per DCPR-2034 (Incentive 1:1.1)	6397.28
17	Total Sale BUA permissible (12+16)	44289.99
18	Total BUA sanctioned for the project	74875.56
19	Sanctioned FSI for the Project	2.82
20	Sale BUA permissible in-situ	44289.99
21	Sale BUA proposed in-situ	37525.75
22	Total BUA proposed in-situ	68111.32
23	TDR already released	5140.00
24	No. of eligible t/s to be Rehabilitated	
	Residential	931
	Commercial	55
	R/C	157
	Balwadi	13
	Welfare Center	13
	Health Center	01
	Library	01
	Society Office	14
	Other	06

25	Provisional PAP Residential Commercial R/C	00 00 00
26	PAP generated in the scheme	Nil

Condition No. 8: The developer shall pay 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of developed land rate as per ASR to the slum rehabilitation Authority.

Additional 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. That you shall revise planning and revise scheme parameters if there is any change upon finalization of tenement type for which user is not mentioned in Annexure-II.
3. That you shall submit NOC from Police department before asking CC to religious structure.
4. That you shall submit CFO NOC for Rehab building and sale Building before asking for the C.C. for the same.
5. That you shall submit NOC from E.E.(T&C) of MCGM for parking layout for Rehab building and sale building before asking for the further C.C. for the same.
6. That you shall submit NOC from Ch.E.(M&E) for artificial light & ventilation before C.C. to sale building.
7. That you shall handover area under road setback after demarcation from competent authority and submit separate PRC of setback area in the name of MCGM before C.C. to last 25% of sale BUA in the Scheme.
8. The Amenity Tenements as mentioned in salient features condition shall be handed over within 30 days from the date of issue of OCC of rehab building & handing over/Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over
1	Balwadi	To be handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	To be handed over to the slum dwellers society.
3	Welfare Centre	
4	Health Center	
5	Library	
6	Community Hall	

9. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving building with deficient open spaces, mechanical light and ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in future.
10. That you shall register with RERA Authority as per RERA Act. & submit copy of the same.
11. 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 provisions of Notification issued by Ministry of Environment & Forest Dept.
12. That all the condition mentioned in the circular issued by GoM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.
13. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016 at the time of IOA.
14. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
15. That the premium towards non-provision of physical required amenity admeasuring 74.11 sq. mt. will be recovered before C.C. to sale building no. 2.
16. That you shall submit area certified for commercial tenant before FCC to rehab building no. 3.
17. That you shall obtain revised Layout approval as per proposed plan & same will be insisted before CC to Sale building no. 2 in the layout
18. That you shall take the cognizance of SRA circular No. 209 & 210 dated 01/08/2023 and comply accordingly. .
19. That you shall submit revised NOC from civil aviation authority before C.C. beyond permissible height.
20. That you shall submit MOE&F NOC before C.C. to any newly proposed building in the layout

21. That the updated P.R. card will be insisted before granting CC to last 25% of sale BUA of the S.R. Scheme.

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. Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

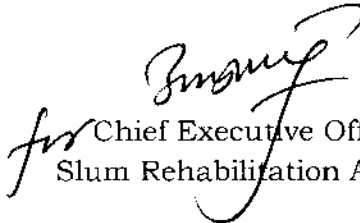
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Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved Revised LOI)

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "K/E" Ward, M.C.G.M.
3. Addl/Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority