

SLUM REHABILITATION AUTHORITY

No.: R-S/PVT/0083/20201215/LOI

Date: **21 FEB 2024**

- 1. Architect:** Shri. Manishkumar V. Bagsariya
M/s. Jiyan Consultancy LLP,
802, 8th floor, Shiva Mudra CHSL,
Nanda patkar Road, Vile parle (E)
Mumbai- 400 057.
- 2. Developer:** M/s. Sethia Infrastructure Pvt. Ltd.
701, Centre Plaza, Shivaji Chowk, Daftary
Road, Malad (E), Mumbai 400 097.
- 3. Society:** "Nirmal Chawl SRA CHS (Prop.)"

Sub: Revised LOI for S. R. Scheme under regulation 33(10), 30, 32 & 33(19) of DCPR 2034 on plot bearing CTS no. 161, 161/1 and 2 of Village Akurli, Taluka Borivali Western Express highway at Kandivali (East), Mumbai 400 101.

Ref: R-S/PVT/0083/20201215/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 **Revised 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 dtd. 01/06/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 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. No.	Particulars	Area in sq. mt.			
		Slum	Non-slum under reg 30 & 32	Non-slum under reg 33(19)	Total
1.	Total Plot area	3605.50	6695.50	700.00	11001.00
2.	Carved out Area	41.40	122.39	--	163.79
3.	Plot Area for S.R. Scheme	3564.10	6573.11	700.00	10837.21
4.	Less :				
	i.) Setback/DP Road	36.70	460.16	521.00	1017.86
	ii) Reservation of P.G	--	--	--	--
	iii) Reservation of School	--	--	--	--
5.	Balance Plot Area	3527.40	6112.95	179.00	9819.35
6.	Amenity Open Space	61.73	305.65	8.95	376.33
7.	Net plot area	3465.67	5807.30	170.05	9443.02
8.	Addition for:				
	i.) Setback/DP Road	36.70	--	521.00	557.70
	ii) Reservation of P.G	--	--	--	--
	iii) Reservation of School	--	--	--	--
9.	Plot area for FSI	3502.37	5807.30	691.05	10000.72
10.	Permissible FSI on Plot	4 or upto Sanctioned	1.00	1.00	--
11.	Additional 0.50 FSI	--	2903.65	--	2903.65
12.	FSI credit available by TDR	--	5807.30	--	5807.30
13.	FSI available in lieu of road set-back	--	920.32	--	920.32
14.	Additional FSI available under reg. 33(19)	--	--	2764.20	2764.20
15.	Rehab BUA Proposed	7602.77	--	--	7602.77
16.	Area of amenities including passage	3261.65	--	--	3261.65
17.	Rehab Component	10864.42	--	--	10864.42
18.	Incentive Sale BUA permissible	10864.42	--	--	10864.42
19.	Total BUA permissible on plot	18467.19	15438.57	3455.25	37361.01
20.	Proposed BUA	18467.19	15438.57	3455.25	37361.01
21.	Sale BUA proposed to be consumed on plot	10864.42	15438.57	3455.25	29758.24
22.	Proposed PTC BUA	--	--	--	--
23.	No. of Rehab T/s:-				
	Residential	80	--	--	80
	Commercial	04	--	--	04
24.	Provisional PAP				
	Residential	43	--	--	43
	Commercial	11	--	--	11
25.	PAP	96	--	--	96
26.	PTC Tenements:-				
	PTC Residential	--	--	--	--
	PTC Commercial	--	--	--	--
27.	Amenities:-				
	Balwadi	01	--	--	01
	Welfare Center	01	--	--	01
	Health Center	01	--	--	01
	Library	01	--	--	01
	Society Office	02	--	--	02

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1. Details of D.P. remarks:- As per D.P remarks the land under reference is situated in Residential zone and is not affected by any reservation. Also the plot under reference is affected by proposed 18.30 mt. wide D.P. Road.
2. The remarks from Chief Engineer (M & E) of M.C.G.M./Consultant as per EoDB for adequacy of mechanical light and ventilation system will be insisted before further C.C.
3. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.
4. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
5. The Amenity Tenements of Anganwadi as mentioned 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 Building. Handing over / Taking over receipt shall be submitted to SRA by the developer.
6. 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.
7. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
8. 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.
9. A) The Society/Developer/Architect shall display the copy of approved Revised LOI and list of Annexure-ii on the notice board of Society and/or

in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.

B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script& English newspaper in English script and copy of such newspapers shall be submitted to concern Ex. Engineer within two months from the date of Revised LOI.

10. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
11. 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.

Additional LOI Conditions:

1. That you shall execute standard format of Individual agreement to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
2. 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.
3. That you shall submit and get Layout approved before granting plinth C.C to the Sale building no. 3 in the layout.
4. That you shall submit Revised NOC from E. E. (T & C) of MCGM, before asking further C.C. to the sale building no. 2.
5. That you shall submit Revised NOC from CFO, before asking further C.C. to rehab building no. 1, sale building no. 2 and before plinth CC to sale building no. 3 in the layout.
6. That you shall submit registered undertaking from developer for handing over of fitness center to society free of cost before OCC.
7. That you shall submit concurrence from concerned Department of BMC regarding size and location of POS before C.C. to Sale building no. 3.
8. That you shall submit certificate certifying tenement type of the tenements for which user is not provided before O.C. to rehab building.

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9. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority
10. That you shall comply the conditions as per SRA circular no 210, 213 and 215.

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,

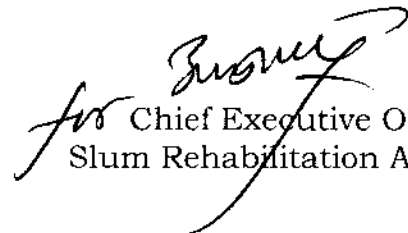
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "R/S" 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.
8. Shri. NirmalKumar Choudhary
Under Secretary, UD Department
9. P.S. to Hon'ble Add. Chief Secretary (Housing Department.)

for 
Chief Executive Officer
Slum Rehabilitation Authority