



SLUM REHABILITATION AUTHORITY

No.SRA/Eng/54/PN/PL/LOI

Date: **28 SEP 2011**

- To,
1. Architect : M/s. Tandel & Associates
17, Zaobawadi, Tharkurdwar, Mumbai - 400 002.
 2. Developers. : M/s Neelyog Construction Pvt. Ltd.
1037, Hubtown Solaris, N.S. Phadke Marg, Andheri (E) Mumbai - 400 069.
 3. Society. : Dhanjiwadi Chawls Group Co-Operative Housing Society Ltd. Khotkuwa Road, Malad (E), Mumbai - 400 097.

Sub: Proposed Revised Slum Rehabilitation scheme on plot bearing C.T.S. No. 482 to 485, 489 to 509 & 514 Corresponding New CTS No. 502B, 502B/1, 502B/2, 502B/3, 502B/4, & 502B/5, of village Malad, Khotkuwa Road, Malad (East), Mumbai - 400 097.

Ref : SRA/Eng/54/PN/LOI dt. 09/09/2009 & 18/06/2014.

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 482 to 485, 489 to 509 & 514 Corresponding New CTS No. 502B, 502B/1, 502B/2, 502B/3, 502B/4, & 502B/5, of village Malad, Khotkuwa Road, Malad (East), Mumbai - 400 097 & last LOI referred above, this office is pleased to inform you that this **Revised Letter of Intent** is considered and principally approved for the sanctioned FSI of **3.58 (Three point Five Eight FSI)** in accordance with provisions of Appendix - IV of Reg. 33(10) of amended D. C. Regulations 1991, out of which maximum FSI of 3.125 (Three point One Two Five) shall be allowed to be consumed on the S.R. Scheme subject to the following conditions.

1. That all the conditions of last LOI dtd. 09/09/2009 & 18/06/2014 shall be valid except following.
2. That you shall submit Amended layout and get the same approved before obtaining Commencement Certificate of Rehab Building No.9.
3. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith

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

[Signature]
S.E. (S.R.A.) (S.R.A.)

[Signature] 27/9
Executive Engineer
Slum Rehabilitation Authority

The salient features of the scheme are as under:-

SR. NO	DESCRIPTION	SLUM PLOT AREA IN SQ.MT.
1.	Area of the plot	29189.90
2:	Deduct	-
-	a) Area under 18.30 & 9.15 mt. wide D.P. Road.	4242.70
3.	Net plot Area	24947.20
4.	Add. Area under 18.30 & 9.15 mt. wide D.P. Road.	4242.70
5.	Plot area for FSI	29189.90
6.	Max. FSI Permissible on plot :	2.5/4.0
7.	Max. BUA Permissible on plot (31962.17+65620.12)	97582.29
8.	i) Rehabilitation FSI = 48287.76 ii) Excess Rehab BUA counted + 682.11 Total = 48969.87	48969.87
9.	Passage area & amenity structure area.	6940.10
10.	Rehabilitation component (8.i.+ 9)	55227.86
11.	i) Sale component permissible (55227.86-4940.05 sq.mt. floated at Vishwas CHS Ltd., Ghatkopar (E).) ii) Sale component/BUA shifted from Shiddhivinayak CHS Ltd. Kandivali (W) Total	50287.81 +355.00 50642.81
12.	Total BUA sanctioned for project.	104552.73
13.	FSI Sanctioned for project.	3.58
14.	Sale in situ BUA proposed.	42242.81
15.	Total BUA proposed in situ (Rehab + Sale).	91212.68
16.	Total FSI permissible in situ (Rehab + Sale).	3.125
17.	Nos. of slum dwellers to be re-accommodated.	1532
18.	Nos. of PAP in the scheme. i) Nos. of PAP (Shifted from Vishwas CHS Ltd. (Ghatkoper). ii) Nos. of PAP (Provisional)	28 nos. (of 225 sq.ft.) 121 nos. (of 269 sq.ft.)
19.	Area of unbuildable reservation/road to be surrendered. a) 18.30 mt. & 9.15 mt. wide D.P. Road (Non-buildable).	4242.70

4. That you shall submit the NOC's as applicable from the following concerned authority in the office of the slum rehabilitation authority before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).
- (1) A.A. & C P/N ward.
 - (2) H. E.
 - (3) CFO.
 - (4) Tree Authority
 - (5) Dy.Ch.Eng.(SWD) W.S.
 - (6) Dy.Ch.E.(S.P.)(P &D)
 - (7) Dy.Ch.Eng.(Roas) W.S.
 - (8) PCO.
 - (9) BSES/Reliance Energy.
 - (10) MTNL Mumbai.
 - (11) Highway Authority.

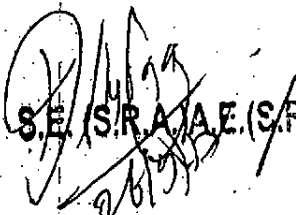
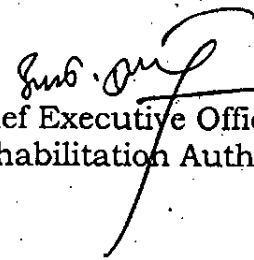
5. That the rehabilitation component of scheme shall include.
- 1417 Nos. of Residential tenements.
 - 115 Nos. of Commercial tenements.
 - Nil Nos. of R/C.
 - 16 No. of Balwadi.
 - 16 No. of Welfare Centre.
 - 16 No. of Society office.
 - 149 Nos. PAP (28 shifted from Vishwas CHS ltd. Ghatkoper)
+ 121 Provisional.

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

6. That you shall pay total amount of Rs. 3,36,20,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and amount of Rs. 70,56,000/- (i.e. @ R.840/- per sq. mt. are 8400.00 sq. mt.) & Rs. 3,47,32,800/- on 62022.78 sq. mt. (i.e. Rs.560/- per sq. mt.) towards infrastructural development charges.
7. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70 mt. from average ground level
8. That you shall hand over 121 numbers PAP of tenements to the Slum Rehabilitation Authority/MHADA for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost. The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
9. That you shall comply land conveyance deed for rehab component and sale component or composite component shall be executed before obtaining Occupation certificate respectively as per SRA circular No 112 dated 10/5/2010.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned FSI separately for each building, in conformity with the D. C. Regulation No.33 (10), in the office of the undersigned.

Yours faithfully,

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

(Hon. CEO (SRA) has signed the LOI on 23/06/2017)

Copy to:

1. Collector (MSD)
2. Assistant Municipal Commissioner, "P/N" Ward, M.C.G.M.
3. Dy. Chief Engineer, Development Plan, M.C.G.M.
4. Dy. Collector (SRA) – Copy for information with a request to take further necessary action as per circular no.37.
5. I.T. (SRA).

[Handwritten signature]
S.E. (S.R.A.) / A.E. (S.R.A.) Slum Rehabilitation Authority
26/6/17

[Handwritten signature]
Executive Engineer

[Handwritten signature]
for Chief Executive Officer
Slum Rehabilitation Authority
25/6/17

(Hon. CEO (SRA) has signed the LOI on 23/06/2017)