

2/c



Slum Rehabilitation Authority

No.: SRA/ENG/464/RN/ML/LOI

Date: 10 OCT 2017

- To,
1. Architect : Shri Ulhas J. Pagnis
4, 1st floor, Anand building, D.L.
Vaidya Road, Dadar (W),
Mumbai 400 028
 2. Developers : M/s Sunil Constructions.
E/5, Second floor, Gora Gandhi
shopping Centre, Borivali (W),
Mumbai - 400 092.
 3. Society : "Lokmanya Tilak S.R.A. Sahakari
Gruhnirman Sanstha Ltd"

Sub: Proposed revised Slum Rehabilitation Scheme on plot bearing C.T.S. No. 654 (Pt.), 676, 677, 649/C Babhai, L. T. Road, Borivali (West), Mumbai


Ref: SRA/ENG/464/RN/GL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 654 (Pt.), 676, 677, 649/C, Babhai, L. T. Road, Borivali (West), Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and principally approved for the sanctioned **FSI of 2.952** (Two point nine five two) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum **FSI of 3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

1. That this Revised LOI is in continuation to the earlier LOI issued under even no. dt. 17/12/2011.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai -400 051.
Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail :
info@sra.gov.in


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

The salient features of the scheme are as under:

Sr. No.	Particulars	Slum Plot
1.	Area of plot	4255.122
2.	Deduction : a) Set Back a) MAP reservation b) P.G reservation c) P.H	Nil 418.00 147.405 Nil
3.	Balance area of plot	3689.717
4.	Less 15% R.G	Nil
5.	Net plot area	3689.717
6.	Addition for FSI purposes a) MAP reservation b) P G reservation	418.00 147.405
7.	Area of plot for computation of FSI	4255.122
8.	In situ permissible FSI	3.00
9.	Built up area permitted on the plot as per FSI	12765.366
10.	Rehab Built up area for FSI purpose	5570.13
11.	Amenity Structure area (Balwadi + Welfare Centre + Society Office) + Common Passage area	1423.03
12.	Rehabilitation Component as per DCR 33(10)	6993.16
13.	Sale Component	6993.16
14.	Total built up area approved for Scheme	12563.29
15.	FSI Sanctioned for Scheme	2.952
16.	Sale built up area proposed in situ	6989.16
17.	No. of Tenements to be Rehabilitated Residential - 179 nos. Non-Eligible - 48 nos. Commercial-22 nos. Religious structures-2 nos	251 nos.

2. That the rehabilitation component of scheme shall include.

a)	179	Numbers of Residential tenements
b)	48	Numbers of Non-Eligible tenements
c)	22	Numbers of Commercial tenements
d)	Nil	Numbers of R/c.
e)	02	Numbers of Religious structure.
f)	03	Numbers of Balwadi
g)	03	Numbers of Welfare Centre
f)	03	Numbers of Society office

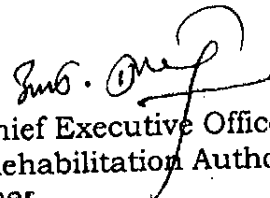
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Amenity tenements to be handed over to Society and Society to use for specific purpose only.

3. That you shall submit the revised NOC from E.E. (T & C) of M.C.G.M. for parking layout at one level basements and 3rd to 4th Podium levels & 5th stilt before granting further C.C. to the Sale building.
4. That you shall submit the revised NOC from CFO to the sale bldg. before granting further C.C to the sale building.
5. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33 (10) upon land, which is not your property.
6. That the Arithmetical error if any revealed at any time shall be corrected on either side.
7. If any of the documents submitted by the Architect / Developer or Owner are proved to be fraudulent / misappropriated by Competent Criminal Court of Law under Section 468 of I.P.C., 1860, the LOI is liable to be cancelled.
8. The Developer shall pay Rs. 20,000/- 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.
9. That you shall pay development charges as per Clause 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R. & T.P. Act.
10. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.

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.

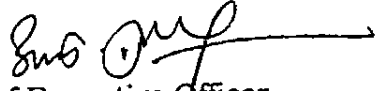
Yours faithfully,



Sub. Officer
Chief Executive Officer
Slum Rehabilitation Authority
Executive Engineer
Slum Rehabilitation Authority
Stamp: SRA/ENG/464/RN/ML/LOI
Date: 29/06/2011



Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/C" Ward, M.C.G.M.
4. Chief Officer, Mumbai Board.
5. Addl/Dy. Collector of Mumbai City/MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no.37.
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority


Executive Engineer
Slum Rehabilitation Authority


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

A.E. (S.R.A.)
(Hon. CEO (SRA) has signed the LOI on 29/06/2017)