



SLUM REHABILITATION AUTHORITY

NO. SRA/DDTP/0145/S/PL/LOI

Date:

16 OCT 2017

Revised LOI

1. **License Surveyor** : M/s Ellora Project Consultant Pvt. Ltd.
Shri Ketan Belsare,
317-321, Ninad Chs Ltd, Bldg.No.7,
Kher Nagar, Service Road, Bandra (E),
Mumbai-400 051.
2. **Developer** : M/s. International Trading & manufacturing Co.
1, Ramkrupa Bldg., Devji Bhimji Lane,
Mathuradas Road, Kandivali (W)
Mumbai- 400067.
3. **Society** : "Chandan Nagar CHS (Prop)"

Subject : Revised LOI for Slum Rehabilitation S.R. Scheme under (P.T.C. Scheme) DCR 33(14)(D) on plot bearing C.T.S. No. 4A/1A/2A(pt), 4A/1A/2B (pt), 4A/1A/2C (pt) of village Hariyali, District Kurla at Vikroli (W) Mumbai with proposed new S.R. Scheme under 33(10) on plot bearing old CTS no. 4, 4D/2(PT), 5(PT), New CTS no. 4D/1, 4D/2, 4A/1A/2A, 4A/1A/2E, 4A/1A(pt) of village Haryalli, District Kurla for "Chandan Nagar CHS (Prop)".

Ref. : LOI u/no. SRA/DDTP/0145/S/PL/LOI dated 22/07/2011


Gentleman,

With reference to the above mentioned Slum Rehabilitation Schemes and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme under the provision of 33(14) D & 33 (10) of DCR-19191 in the form of this **Amended Letter of Intent (LOI)** subject to the following conditions.

Administrative Building, AnantKaneekar 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


13/10/17
S.E. (S.R.A.) A.E. (S.R.A.)


13.10.17
Executive Engineer
Slum Rehabilitation Authority

o/c

SRA/DDTP/0145/S/PL/LOI

1. The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number SRA/DDTP/0145/S/PL/LOI dtd. 22/07/2011 and conditions mentioned therein will be continued, only the following conditions stands modified as under:
2. The built up area for sale and rehabilitation shall be as per the following scheme parameters: In the event of change in area of nos. of eligible huts, PAP, etc. the parameters shall be got revised from time to time.

Sr. No.	Description	Now proposed in Sq. Mt.		MAP
1	Plot area considered for proposal	6930.00	4472.49	1740.00
2	Less:	--	-	-
	a. Area under Road Set back.	Nil	393.40	Nil
	b. Slum Encroachment	Nil	Nil	Nil
	b. Reservation MAP encroach.	Nil	Nil	333.81
	Total (a + b)	--	393.40	1406.19
3	Net plot area (1-2)	--	4079.09	
4	Less 15% R.G.	N. A.	611.86	
5	Balance plot area (3-4)	--	3467.23	
6	Addition for FSI purpose (2)	--	393.40	
7	Total Plot Area for FSI.	6930.00	3860.63	1406.19
8	Permissible F.S.I.	3.00	2.50	2.00
9	Max. Permissible BUA in situ (7 x 8)	20790.00	9651.58	
			0.75	1.75
			2895.47	6756.10
10	Rehab/PTC BUA	10864.24	2895.41	6756.10
11	BUA Area under Balwadi, Welfare Center, Society Office, Amenity, Religious str. & Common passage	5917.37		
12	Rehab Component (10+11)	16781.61		
13	Sale Component (12)	16781.61		2812.38
14	Total BUA sanctioned for the scheme (10+13)	27645.85	2895.41	6756.10
15	FSI for the Project (14/7)	3.99	0.75	1.75
16	Sale BUA permissible in situ	9925.76	6756.10	
17	TDR generated in the scheme	6855.85		
18	Nos. of slum dwellers to Re-accommodate			
	a) Rehab Resi.	359 nos.		
	b) Rehab Comm.	11 nos.		
	c) Rehab R/C.		65 nos.	
	d) PTC		01 nos.	
	e) Balwadi	02 nos.	01 nos.	
	f) Welfare centre	--	01 nos.	
	g) Society office	04 nos.		
	h) Amenity	04 nos.	01 nos	
		03 nos.		
		04 nos.		
19	A) BUA of buildable reservation	MAP		

SRA/DDTP/0145/S/PL/LOI

Following new conditions are added to the Letter- of Intent issued u/no. SRA/DDTP/0145/S/PL/LOI dtd. 22/07/2011.

3. This letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure-II issued by Competent Authority and other relevant document.
4. The LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/ Developer/Society or Owner are provided fraudulent/ misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society/Developer/Architect liable for action under version provision of IPC 1860 and section and Indian Evidence Act 1872.
5. The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 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/Composite bldg. handing over /Taking over receipt shall be submitted to SRA by the developer.
6. That the Rehab/Composite Buildings shall be constructed as per specifications of relevant IS codes, NBC in force & the specifications for Quality Control Measures of SRA Rehab Buildings prescribed by SRA.
7. That the Legal Expenses, Website charges, etc. shall be paid at appropriate stages.
8. That the Revised NOC/Clearance from S.E.A.C. & S.E.I.A.A. of MOE & F will be submitted before asking C.C. beyond 20000 sq. mtr. in S.R. Scheme.
9. That the developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg. The security deposit bank guarantee deposited with the SRA will be released thereafter.
10. That the revised Annexure from F.C. (SRA) will be obtained before asking IOA to sale building no.3.

SRA/DDTP/0145/S/PL/LOI

- 10.A That sale BUA upto 430 sq.mt. will be with hold till the cognizance regarding CTS 4D/2 is submitted in this office
11. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
12. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
13. That you shall construct tenements in shear wall technology as per Circular No.154.
14. That you shall register with RERA Authority as per RERA Act.
15. That you shall submit NOC from E.E. (T&C) for the parking layout before granting C.C.to composite building.

gk
13/10/17
S.E. (S.R.A.) A.E. (S.R.A.)

seah
13-10-17
Executive Engineer
Slum Rehabilitation Authority

Sub. Singh
13/10
for Chief Executive Officer
Slum Rehabilitation Authority

o/c (Hon' CEO(SRA) has signed the LOI on 28/06/2017)

Copy to:

1. ~~Municipal Commissioner, MCGM.~~ *A.A.&C.'s Ward*
2. Assistant Commissioner, 'S' ward, MCGM.
3. Dy. Collector (SRA).
4. I.T. Section (SRA), to publish this LOI on SRA site.

gk
13/10/17
S.E. (S.R.A.) A.E. (S.R.A.)

seah
13-10-17
Executive Engineer
Slum Rehabilitation Authority

Sub. Singh
13/10
for Chief Executive Officer
Slum Rehabilitation Authority

o/c (Hon' CEO(SRA) has signed the LOI on 28/06/2017)

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3170/S/PL/AP

2 MAR 2016

COMMENCEMENT CERTIFICATE

COMPOSITE BLDG.

TO,
Shri Shivshankar Shivram Singh & others,
~~Shop No. 1, Sanman Shree Apartment,~~
~~Sanman Singh Marg, Bhandup (W),~~
~~Mumbai-400 079.~~

Sir,
With reference to your application No. **563** dated **26/11/2014** for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S. No. **161A, 163(pt.), 163/1 to 16**

of village **Kanjur** Taluka _____, I.S.D. at **Bhandup (W),**
ward **'S'** Situated at **Mumbai-400 _____**

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. **SRA/ENG/2467/S/PL/LCI** dt. **14/07/2014**
IDA U/R No. **SRA/ENG/3170/S/PL/AP** dt. **02/03/2015**

and on following conditions.

- 1: The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

SHRI P.B. RANDGAR

The C.E.O. (SRA) has appointed _____
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

plinth level of Rehab Wing B of Composite Bldg.

only. C.C. is granted for work up to _____

[Handwritten Signatures]
S.E.(S.R.A.) A.E.(S.R.A.)
Slum Rehabilitation Authority

For and on behalf of Local Authority
The Slum Rehabilitation Authority
E.S.
 Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

Issued
Sign *[Signature]*
10/1/17

SRA/ENG/3170/S/PL/AP 10 JAN 2017

This CC is granted for work up to plinth level of sale wing of composite building as per approved plan dt 02/03/2015.

Issued
Sign *[Signature]*
9/11/17

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

[Signature]
10/10/17
Executive Engineer
Slum Rehabilitation Authority

SRA/Eng/3170/S/PL/AP 9 NOV 2017

This c.c. is further extended for St. + 16th (PT) upper floors including LMR and OHWT for Rehab Wing A R.C.C. frame work only for Gr + 16th (PT) upper floors including LMR and OHWT for sale wing of composite building u/ref. as per approved amended plans dated 19/06/2017.

[Signature]
08/11/17
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
09/11/17
Executive Engineer
Slum Rehabilitation Authority

o/c

Gaondevi Krupa darshan WIS

मि. भारगार
m/s
Architect - S. S. ASSOCIATES