



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/56/T/PL/LOI

Date: **29 NOV 2017**

1. **Architect** : Shri. Samar Raut of M/s. Vision
51/2419, Ground floor,
Nishigandha CHS Ltd.,
Gandhi Nagar Opp. MIG Club,
Bandra (E), Mumbai - 400 051.
2. **Developer** : M/s. Rohit Enterprises
Tammana CHS, Ground floor,
Lokmanya Nagar, Thane (West).
3. **Society** : **Proposed S.R. Scheme** on plot bearing New
C.T.S. no. 501, 543(pt) & 544 (old C.T.S.no.
501, 543(pt), 543 / 1 to 36 544 & 545(pt))
village Mulund (East), Gawanpada 'T' ward,
Mumbai 81 for "Dwarkamai SRA CHS Ltd." &
Center Point CHS Ltd".

Sub: Proposed amalgamated revised LOI in S. R. Scheme under clause 7.7 for slum portion under reg. 33(10) and non-slum portion under reg. 33(14) D, of Appendix-IV of DCR 33(10) of DCR 1991 on plot bearing New C.T.S. no. 501, 543(pt) & 544 (old C.T.S.no.501, 543(pt), 543 / 1 to 36, 544 & 545(pt)) village Mulund (East), Gawanpada 'T' ward for "Dwarkamai SRA CHS Ltd." & Center Point CHS Ltd".

Ref: SRA/ENG/56/T/PL/LOI

Sir,

By direction of CEO (SRA) this office is pleased to issue this revised letter of intent & to inform you that your above proposal is considered and principally approved for grant of 2.50 FSI (Two point five Zero FSI) on slum plot in accordance with D.C. regulation no.33(10) Appendix - IV of amended D.C. regulation and 2.50 FSI (Two point five Zero FSI) on Non- Slum plot in accordance with D.C. regulation 33(14)D out of which 2.50 FSI shall be allowed to be consumed on slum plot and 2.38 FSI on non-slum plot subject to the following condition.

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai 400 051. Tel : 022-656800/26590405/
1879 Fax : 91-22-26590457 Website : www.sra.gov.in E mail : info@sra.gov.in

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

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1. That you shall hand over 02 numbers of tenements to the Slum Rehabilitation Authority / MCGM for Project affected Persons, each of carpet area 20.90 sq.mts free of cost.
2. That you shall hand over 12 numbers of tenements to the Slum Rehabilitation Authority for Permanent Transit Camp, each of carpet area 20.90 sq. mt free of cost under section 33(14) D of DCR 1991.
3. That you shall submit amended layout and get the same approved before OCC to the sale building no.2 in the S.R. Scheme.
4. **The salient features of the scheme are as under:**

Sr. No.	Particular	Area under Slum Plot sq.mt. (33/10)	Area under non slum plot 33 (14)D	Area under non slum plot 33 (14)D	Total	
1	Area of slum plot (As per PRC)	2073.40	425.00	163.90	2662.30	
2	Area of slum for FSI	2073.40	425.00	63.90	2562.30	
3	Deduction					
	a. Road setback area	---	55.55	18.15	73.70	
	b. D.P.Road	---	---	---	---	
	c. Any Reservation	---	---	---	---	
	d. 5% amenity space	---	---	---	---	
4	Total (a+b+c+d)	--	73.70	73.70	73.70	
5	Balance area of plot	2073.40	415.20		2488.60	
6	15 % R.G	--	--		--	
7	Addition for FSI purpose	--	73.70		73.70	
8	Total plot area for FSI purpose	2073.40	488.90		2562.30	
9	FSI permissible	2.50	Zonal FSI	PTC	Incentive FSI	
			1.00	0.75	0.75	
10	Permissible BUA in-situ	5183.50	488.90	366.68	366.68	6405.75
	Max. BUA permissible in-situ	5183.50		1222.26		6405.75
11	Proposed Rehab & PTC BUA (excluding areas under staircase & common passage)	2355.48	---	337.24 (PTC)	---	2692.72

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12	a) Passage area b) Bal. c) Wel.center d) Society office e) Total	331.02 ✓ 49.21 ✓ 49.07 ✓ 24.35 ✓ 453.65 ✓				453.65 ✓
	Proposed BUA for sale bldg.	2808.89 ✓	488.90 ✓	---	337.24 ✓	3635.03 ✓
13	Compensatory fungible FSI permissible for rehab residential development @ 35 %	824.42 (35.00%)	--	--	--	824.42 ✓
14	Area under compensatory fungible FSI (Rehab)	335.00 (14.22%)	--	--	--	335.00 ✓
15	Rehabilitation component	2809.13 ✓	--	--	--	2809.13 ✓
16	Sale component	2809.13 ✓	488.90 ✓	--	337.24 ✓	3635.27 ✓
17	Total BUA sanctioned for project (11+ 16)	5164.61 ✓	488.90 ✓	337.24 ✓	337.24 ✓	6327.99 ✓
18	FSI sanctioned for Project	2.49 ✓	1.00 ✓	0.689 ✓	0.689 ✓	---
19	Total sale BUA permissible insitu	2809.13 ✓	488.90 ✓	---	337.24 ✓	3635.27 ✓
20	Total sale BUA proposed in-situ	2808.89 ✓	488.90 ✓	---	337.24 ✓	3635.03 ✓
21	Total BUA proposed in-situ	5164.37 ✓	488.90 ✓	337.24 ✓	337.24 ✓	6327.75 ✓
22	FSI consumed in-situ	2.49 ✓	1.00 ✓	0.689 ✓	0.689 ✓	--
23	Nos. of slum dwellers to be re-accommodated	102 nos. ✓	--	--	--	102 nos. ✓
24	No of PAP & PTC units proposed.	02 (PAP) ✓	12(PTC) ✓	--	--	14 nos. ✓

5. That the rehabilitation component of scheme shall include.

- 102 Numbers of Residential tenements.
- 02 Number of Balwadi
- 02 Number of Welfare Centre
- 01 Number of Society Office.
- 02 Numbers of PAP
- 12 Numbers of PTC

6. That you shall pay total amount of Rs. 24,00,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenements as decided by the authority and total amount of Rs. 21,08,790/- (i.e. 560/- (Suburb) per sq. mt.) towards infrastructural Development charges.

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7. 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 documents.
8. This 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 proved 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 are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
9. Details of land ownership :- a) CTS No. 501 village Mulund (E) is private land owned by Shri Babu Balu Ahire who vide Registered Conveyance deed u/no. 1982/87 dtd. 15.07.1987 between Shri Babu Balu Ahire (vendor) has conveyed the land to i) Shri Mahendra Damodar Vaiti. ii) Shri Mulchand Visanji Jain. Further vide Registered conveyance deed of dtd. 24.08.2006 between ii) Shri Mahendra Damodar Vaiti i) Shri Mulchand Visanji Jain has conveyed the land to M/s Rohit Enterprises. b) CTS No. 543 & 544 of village Mulund (East) is private land owned by Shri Rampadarth Subhran. Shri Rampadarth Subhran has given development rights vide registered development agreement dtd. 5.12.2006 to M/s Rohit Enterprises
10. Details to access :- As per D. P. Remarks the scheme plot under reference is accessible through existing 27.45 mtrs. D.P. road (V.B. Phodke Marg). In this case the developer M/s Rohit Enterprises (grantors) have provided a right of way to the owner M/s Yashraj Corporation (grantees) of adjoining plot bearing C.T.S no.500 vide deed of grant of right of way, As per the deed of grant of right of way the developer M/s Rohit Enterprises have granted the right to use 9.00 mts. wide access from the said property to pass or re-pass in along, over and upon the said plot with or without vehicles for all purposes and all times.

11. Details of D.P. remarks :-

i) **SRDP 1991:** As per D.P remarks vide under number CHE/83/DPES dated 01.12.2006 the plot under reference is not reserved for any public purpose reservation & is affected by 27.45 mts. wide existing V.B. Phadke Marg.

ii) **Draft D.P. 2034:** As per the extract of sheet no.54 T/W of Draft D.P. 2034 the plot u/ref. is situated in Commercial Residential zone & is continuing to be affected by 27.45 wide existing V.B. Phadke Marg.

12. That you shall submit demarcate and handover the road setback for the non-slum plot adm.73.70 sq.mt. before asking O.C.C. to the rehab cum PTC cum PAP Rehab wing 'A' or Sale bldg.

13. 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 20.90 sq.m. free of cost.

14. 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.

15. That you shall handed over Balwadies, Welfare Centres & Society Office as mentioned in salient features condition no.3 above 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.

16. 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.

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S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
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17. 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.
18. When the project land is on public land and the IOA is not obtained within validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
19. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
20. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
21. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
22. 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.
23. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the

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developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period.

24. That you shall deposit Rs. 10/- (Rupees Ten only) per sq.ft. of rehab constructed area inclusive of rehab component of staircase, lift passage, stilt area etc. for the structural Audit before applying Occupation Certificate of building.
25. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular no.137 dtd. 1.8.2012 before OCC to rehab building.
26. That you shall submit registered undertaking for demolished the society office at 1st podium level before issue OCC sale bldg. no.2.
27. That you shall submit registered undertaking for demolish the excess commercial shop area constructed on site in sale bldg. no.2 before O.C.C. of sale bldg. no.2.
28. That you shall restrict the development to 75% of that permissible till submission of separate PRC.
29. That you shall submit registered undertaking not misuse i) the society office at sale building no.2 ii) The Entrance lobby and iii) Telephone concentrator Room.
30. This LOI supercedes the earlier LOI under even number dtd.26.4.2006
31. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sale or transfer tenements allotted under Slum Rehabilitation to any one else except the legal heirs for a period of 10 (ten) years from the date of taking over, possession, without prior permission of the CEO(SRA).
32. That you shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout

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[Signature]
Executive Engineer

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plan to be submitted for approval on terms & conditions as may be decided by CEO (SRA).

33. That you shall submit the NOC's as applicable from the concerned A.A. & C, H.E., Dy.Ch. Engg. (SWD), CFO, Tree Authority, M.S.E.B. Ltd., etc. in the office of the undersigned before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).
34. That the layout recreation ground adm. 215.20 sq.mts. shall be duly developed before asking for occupation of sale building.
35. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built-up area as per provisions of M.R. & T.P. Act.
36. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Registrar of Societies (SRA) & statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupational permission to the rehab tenements.
37. That you shall display the details such as Annexure - II, date of issue of important documents like LOI, Layout, C.C., O.C.C. on world wide web site through suitable web site and provide linkage to SRA web site from this web site, in the alternative, you may display this details on SRA web site within a period of the one month from the date of LOI.
38. That the rain water harvesting system should be installed provided as per the provisions of directions of UDD Govt. of Maharashtra under no. TTPB/432001/2133/CR-320/01 UD-11 dtd. 10.3.2005 and the same shall be maintained in good working conditions all the time failing

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which penalty of Rs. 1000/- per annum for every 100 sq.mts. of Built-up Area shall be leviable.

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,

Mahesh Shete
21/11/17
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22.11.17
Executive Engineer
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

for Chief Executive Officer
Slum Rehabilitation Authority
22/11

Hon'ble CEO (SRA) signed dtd.30/06/2017.

Copy to:

1. Assistant Commissioner, " T " Ward, M.C.G.M.
2. Addl./Dy. Collector of "T" Ward Mumbai City/MSD etc. as applicable.
3. Dy. Chief Engineer (Development Plan), M.C.G.M.
4. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no.37.
5. H.E. of MCGM.
6. I. T. Section (SRA)

for Chief Executive Officer
Slum Rehabilitation Authority

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21/11/17
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