

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1017/S/STGL/LOI

Date: 26 JUL 2021

1. **Architect** : Mr. Magfarul Haque of
M/s. M.V. & Associates
Kohinoor City Mall, Unit No.F-27,
Premier Road, Kurla (W),
Mumbai-400 070.
2. **Developer** : M/s. Iqra Builders and Developers
Ambiance Court, 1504, 15th Floor,
Sector 19D, Vashi, Navi Mumbai-400703.
3. **Society** : Bhandup Vakratunda SRA Co. Op. HSg. Soc. Ltd.

Sub.: Issue of Clubbing revised LOI: For S.R. Scheme on slum plot bearing C.T.S. No.454 (pt.) of Village: Kanjur, Taluka Kurla, off Jungal Mangal Road, at Bhandup (W), Mumbai-400078 under Reg. 33(10) of DCPR-2034. **(S.R. Scheme no.2)**

Clubbed with

S.R. Scheme on non slum plot bearing F.P. no. 51 of TPS-II, Vile Parle (E), corresponding to C.T.S. No. 1049, 1049/1 to 8 of Village Vile Parle(E), Taluka Andheri, at Prarthana Samaj Road, Vile Parle (E), Mumbai Suburban District. **(S.R. Scheme no.1)**

Ref.: Revised LOI u/no. SRA/ENG/1017/S/STGL/LOI dtd. 12/10/2020
(S.R. Scheme no.2)
KE/PVT/0242/20200302/LOI **(S.R. Scheme no.1)**

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued under even no. dated 12/10/2020, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. That all the conditions of LOI u/no. SRA/ENG/1017/S/STGL/LOI dated 12/10/2020 shall continue and shall be complied at appropriate stages.

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Following are the modified/additional conditions:

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 plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

Sr. No	Description	Revised parameters (In sq. mtr.)
1	Area of plot	1164.67
2	Deduction for	
	a) Setback area of Road	-
3	Balance plot area	1164.67
4	Net area of plot for computation of T/S density.	1164.67
5	Addition for FSI	-
6	Total Plot Area for FSI Purpose	1164.67
7	Permissible F.S.I.	4.00 or sanctioned FSI whichever more
8	BUA permissible	4658.68 or sanctioned BUA
9	Rehab BUA	2617.102
10	Rehab passages & Amenity Area	792.536
11	Rehab Component	3409.638
12	Sale Component (11 x Incentive BUA-1.10)	3750.601
13	Total BUA sanctioned for the project	6367.703
14	Total BUA sanctioned for the project	5.467
15	Clubbing PTC component (From S.R. Scheme no. 1)	1068.57
16	Clubbing PTC component proposed	1068.715
17	Sale BUA permissible in-situ (after clubbing)	2681.886 (i.e. 3750.601 less 1068.715 =clubbed sale BUA shifted to S.R. Scheme no.1)
18	No. of Rehab t/s. as per Reg. 33(10)	
	i) Rehab Residential	37 nos.
	ii) Rehab Resi. cum Com. (R/C)	-
	iii) Rehab Commercial	02 nos.
19	Provisional PAP tenements as against non-eligible tenements	
	i) Rehab Residential	11 nos.
	ii) Rehab Commercial	02 nos.
20	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	26 nos.
21	Clubbing PTC tenements	27 nos.
21	a. Balwadi	01 no.
	b. Welfare Center	01 no.

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	c. Society Office	01 no.
	d. Skill Development Center	01 no.
	e. Yuvakendra	01 no.
22	A) BUA of buildable reservation	-
	B) Area of non-buildable reservation	

3. The Developer shall hand over PAP/PTC tenements if any within one month after grant of OCC. The said PAP tenements as mentioned in salient features condition no.2 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/PTC tenements shall be marked as a PAP/PTC tenement on front doors prominently. After completion of the building, PAP/PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc. PAP tenements generated in the scheme will be handed over to Estate Dept. (SRA) as per SRA Circular no. 190 and as per prevailing rules & regulations.
5. That developer shall hand over PTC tenements if any within one month after grant of OCC. The said PTC tenements as mentioned in salient features condition no.2 above be handed over to the SPPL or any designated Govt. Authority, each of carpet area 27.88 sq. mtr. free of Cost.
6. The amenity tenements of Anganwadi as mentioned in salient features condition no.2 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.2 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.
7. The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.
8. That the valuation of actual legal expenses as determined & approved by the Government valuer shall be borne by the newly appointed Developer M/s. Iqra Builders and Developers as per Hon'ble CEO (SRA)'s order dtd. 09/07/2019 and SRA Policy.
9. That the N.O.C from E. E. (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking or NOC's as stipulated in EODB Circular and NOC from CFO shall be submitted before Further CC to composite building.

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10. That the registered joint undertaking from both the Developer M/s. Amul Enterprises and M/s. Iqra Builders & Developers will also be submitted stating therein that, the Partners of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners of both the developer firms and also indemnifying the SRA & its staff from any litigations, damages, claims, etc.

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C Regulations-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

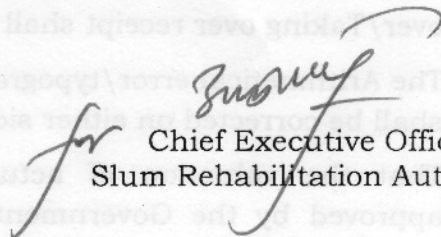
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Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the LOI)

Copy to:-

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, S Ward, M.C.G.M.
3. H.E. of MCGM.
4. Finance Controller (SRA).
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority