



SLUM REHABILITATION AUTHORITY

No.:T/STGOVT/0037/20171027/LOI

Date:

- 5 APR 2023

1. **Lic. Surveyor** : Shri Manish D. Shah,
of M/s. Retro Fitters Consulting Engineers,
1 Laxmi Narayan Bungalow,
Ground floor, Opp. Anupam Annapolies,
Goregaon (E), Mumbai - 400063
2. **Developer** : M/s. Laizer Builders & Developers,
Laizer House, R S Road,
Chendani, Thane - 400601.
3. **Society** : "Panchsheel CHS (Ltd.)"

Subject : Issue of Revised LOI- Proposed S.R. Scheme on land bearing C.T.S. No. 677 & 677/1 to 24 at Mulund, Taluka - Kurla, "T" ward, Mumbai (W), Mumbai. for Panchsheel CHS (Ltd.).

Ref : T/STGOVT/0037/20171027/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. 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.
2. This Revised LOI is in continuation with earlier LOI 27/12/2017 & Revised LOI condition dtd. 22/12/2020.
3. 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	Proposed LOI as per DCPR 2034
		(in Sq.Mts)
1.	Plot area for F.S.I.	1910.10
2.	Less: Deduction for	
	i) Road set-back area	32.87
	ii) Reservation area land component (Government office) (86.00 x 20% = 17.20/3 = 5.73)	5.73
	Total deductions	38.60
3.	Balance Plot area (1-2)	1871.50
4.	Addition for F.S.I. purpose	38.60
5.	Plot area for F.S.I. (3+4)	1910.10
6.	FSI permissible on plot	3.00 or Restricted to Sanctioned FSI
7.	Rehab BUA for FSI purpose	4456.00
8.	Passage area & Amenity area	3825.39
9.	Rehab Component (7+8)	8281.39
10.	Permissible sale component	8281.39
11.	Permissible Sale component in situ (Rehab component x 1:1 Incentive FSI)	--
12.	BUA in lieu of buildable Reservation	12.15
13.	Total permissible Sale BUA (10+11+12)	8293.54
13.	Total B.U.A. sanctioned for the project (7+13)	12749.54
14.	Sanctioned FSI (13/1)	6.675
15.	TDR if any for the scheme	--
16.	No. of Tenants to be Rehabilitated	--
	Residential	42 Nos.
	सःशुल्कपुनर्वसन (Resi.)	13 Nos.
	सःशुल्कपुनर्वसन (Comm.)	01 No.
	Provisional Residential PAP	06 Nos.
	Existing amenity (office)	01 No.
	Amenities to be provided	
	i. Society Office	02 Nos.
	ii. Welfare Center	01 No.
	iii. Balwadi	01 No.
	iv. Amenity 01	01 No.
	v. Amenity 02	01 No.
	Nos. of PAP in the scheme	60 Nos.

4. 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/AGRC and if directed by Competent Court

/AGRCto cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under provision of IPC 1860 and Indian Evidence Act.1872.

5. That you shall submit the Revised CFO NOC.
6. That you shall submit the NOC/Remarks from E.E. (T. & C.) / Traffic Consultant NOC as per EODB guideline of MCGM for parking layout will be insisted before granting Further C.C. to the respective Bldg. in layout u/ref.
7. That you shall submit the NOC/Remarks from Ch. Eng. (M&E) NOC as per EODB guideline of MCGM for Mechanical ventilation will be insisted before granting Plinth C.C. to the respective Bldg. in layout u/ref.
8. That you shall submit the Civil Aviation NOC.
9. That you shall submit the consents from Rehab commercial tenements as per SRA circular no. 140 will be submitted before granting CC to the building u/r.
10. That you shall submit the Registered undertaking form the Developer for not misusing the entrance lobby & stilt portion in layout u/ref.
11. That you shall submit the Registered undertaking form the Developer for "Society members will not misuse this mechanical stack parking system & the society members will not blame CEO (SRA) & it's staff for failure of mechanical stack parking system in future & Developer will maintain the Stack parking System for 10 yrs."
12. That you shall submit the Registered undertaking form the Developer for "If any litigation arises from the prospective buyers due to deficient open space SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future."
13. That you shall register the construction workers as per the building & other construction workers Act 1996 with commissioner of Labor GOM as per Hon. Supreme Court order dated 26.09.2018.
14. That the Cognizance of Govt. Notification No. झोपुयो-१२०३/प्र.क. ४६/२०१९/झोपुमु-१ दिनांक २८.०८.२०१९ shall be taken & the conditions mentioned in the notification to be followed scrupulously.

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,

-sd-

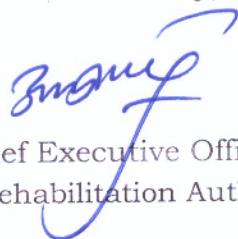
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "T" Ward, M.C.G.M.
4. Addl/Dy.Collector(Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority