

SLUM REHABILITATION AUTHORITY

No.: K-E/PVT/0250/20201009/LOI

Date: **27 SEP 2021**

1. **Architect:** Shri. Manishkumar V. Bagsariya.
of M/s. Jiyani Consultancy LLP
802, 8th Floor, Shiva Mudra CHSL,
Nanda Patkar Road, Vile Parle (East),
Mumbai- 57.
2. **Developer** : M/s. Neelkamal Realty and Construction LLP
201, A- Vertex Vikas, Sir M.V. Road,
Andheri (East), Mumbai- 400 069.
3. **Society** : "Mahal CHS (Prop.)"
Village Majas -III, Taluka Andheri
JVLR Road, Jogeshwari (East), Mumbai

Subject : S. R. Scheme U/Reg. 33(10) & 30 of DCPR 2034 on plot bearing CTS no. 190A/6/2 (pt.) of Village Majas-III, Taluka Andheri at JVLR Road, Jogeshwari (East), Mumbai for "Mahal CHS (prop.)".

Ref. : K-E/PVT/0250/20201009/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 04/08/2021 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number K-E/PVT/0250/20201009/LOI dtd. 04/08/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

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 revised from time to time.

The Salient features of the scheme are as under :

Sr. No	Particulars	Area In Sq.mt.		
		Slum (Sq.mt)	Non-Slum (Sq.mt)	Total (Sq.mt.)
1.	Plot Area	2200.00	3469.67	5669.67
2.	Less: Area to be handed over against reservation of RR 2.1	--	1387.87	1387.87
3.	5% Amenity Open Space	--	--	--
4.	Net plot area	2200.00	2081.80	4281.80
5.	Add: Area to be handed over against reservation of RR 2.1	--	1387.87	1387.87
6.	Plot area for FSI	2200.00	3469.67	5669.67
7.	Permissible FSI on Plot	--	1.00	--
8.	Additional 50% FSI as per Reg. 30	--	1734.84*	1734.84
9.	FSI credit available by TDR (100% as plot fronting to 45.70 mt. road)	--	3469.67*	3469.67
10.	Additional FSI on handing over of plot in lieu of reservation within 5 years	--	1387.87*	1387.87
11.	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034.	4 or upto Sanctioned FSI	--	--
12.	Rehabilitation BUA	4876.30	--	4876.30
13.	Areas of Amenities including common passage (Rahab Building No.1)	3441.69	--	3441.69
14.	Rehabilitation Component	8317.99	--	8317.99
15.	Sale Component (Incentive 1.00)	8317.99	--	8317.99
16.	Total BUA permitted for project	13194.29	10062.05	23256.34
17.	Total FSI permitted for project	6.00	2.90	--
18.	BUA permissible for Sale on plot	8317.99	10062.05	18380.04
19.	Total BUA proposed to be consumed on plot.	13194.29	10062.05	23256.34
20.	FSI in-situ	6.00	2.90	--
21.	TDR generated in the Scheme	Nil	Nil	Nil
22.	No. of Tenements to be Rehabilitated			
	a. Residential	42	--	42
	b. Balwadi	01	--	01
	c. Welfare Center	01	--	01
	d. Anganwadi	01	--	01
	e. Health Center	01	--	01
	f. Society office	01	--	01
23.	Provisional PAP (Residential)	18	--	18
24.	PAP	83	--	83
25.	TDR against handing over of buildable amenity of Rehabilitation & Resettlement (RR 2.1)	--	1216.25	1216.25

* Subject to purchase of TDR, Payment of Additional FSI in future & handing over of reservation of Rehabilitation & Resettlement (RR2.1) to MCGM within 5 years.

Additional Conditions:

- 1) That you shall submit Registered Undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regards shall vest with the developer.
- 2) That you shall submit the revised CFO NOC from MCGM department before granting plinth C.C to respective buildings.
- 3) That you shall submit the revised NOC from E.E. (T & C) of MCGM, before asking C.C. to the Rehab & sale building.
- 4) That you shall submit NOC regarding permissible height of the building from Civil Aviation Authority before further CC to any building in the layout.

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,

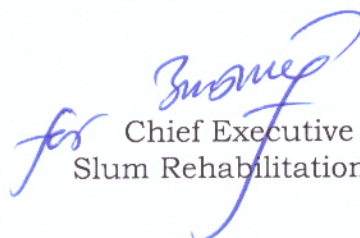
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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


for Chief Executive Officer
Slum Rehabilitation Authority