



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1691/HE/PL & STGL/LOI

Date :- 27/5/12

To,

- 1. Architect** : Shri Pravin G. Naik of M/s. Pravin Naik & Associates
14, 1st floor, Guruprasad CHS Ltd.
Anant Patil Marg, Gokhale Road (N),
Dadar (W), Mumbai 400028.
- 2. Developer** : M/s. Mudassar Builders & Developers.
Afzal Chawl, Yogiraj Ashram,
Kalina, Santacruz (E)
Mumbai-400 098.
- 3. Society** : Blue Moon SRA CHS Ltd.

Sub.: Revised LOI on proposed S.R. Scheme on Plot bearing C.T.S. No. 5027(pt.), 5070, 5070/1 to 6, 5071, 5071/1 to 25 of village Kolekalyan, Kalina, Santacruz (E), Mumbai - 400 037 for "Blue Moon SRA CHS Ltd."

Ref:- SRA/ENG/1691/HE/PL & STGL/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 this **Revised Letter of Intent** to the scheme, subject to the following conditions:

1. This Revised LOI is in continuation with earlier LOI conditions dated 24/10/2016.
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	Now Scheme in sq. mtr.	proposed Parameters
1	Plot Area	1336.60	
2	Set back Area	33.64	
3	Net plot area (1-2)	1302.96	
4	Addition for FSI purpose	33.64	

5	Plot area for FSI (3+4)	1336.60
6	Permissible FSI on plot	3.00
7	Permissible Built up Area on plot (5x6)	4009.80
8	Rehabilitation built up area	1925.65
9	Amenity & Passage	422.03
10	Rehabilitation Component as per DCPR 33(10) (8+9)	2347.68
11	Sale Component permissible as per DCPR 33(10)	2347.68
12	Total BUA approved for the Scheme(8+11)	4273.33
13	F.S.I Sanction for the Scheme(12/5)	3.20
14	BUA permitted on plot	4273.33
15	Sale BUA permitted on plot	2347.68
16	Total BUA proposed in situ.	4273.33
17	PAP Generated	17

3. That the Rehabilitation Component should include
 - a) 44 Residential
 - b) 06 Commercial
 - c) 01 Balwadi
 - d) 01 Welfare Centre
 - e) 01 Society Office
 - f) 01 Skill Development Centre
 - g) 01 Library
 - h) 17 Residential PAP (1 Provisional PAP & 16 PAP)
4. The Developer shall hand over PAP tenements if any within 30 days 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 of 27.88 sq.m. free of cost. (i.e. balance 8 nos. of PAP tenements with carpet area 27.88 sq.mtr.)
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.
6. The Amenity Tenements of Balwadi 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 & other Amenities as per DCPR, 2034 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. That you shall make all the payment as per prevailing provision and policy.

8. That you shall install C.C.T.V. cameras on site with its real time relay/ display on real time basis at SRA office in co-ordination with I.T. office (SRA).
9. That the Developer shall take adequate measures for safety like barricading safety nets etc. depending upon stage at work and Developer/ his concerned technical persons shall be responsible for same.
10. That you shall register with MAHA RERA Authority and submit the copy of register with MAHA RERA act before Plinth C.C.
11. That you shall register the construction workers as per the building & other construction workers Act. 1996 with commissioner of Labour GOM as per Hon. Supreme Court order dtd. 26.09.2018.
12. That the developer shall construct the sale tenements of 2.70 mtr. floor to floor height from 7th to 10th upper floors with Air Condition habitable room of wing "C" of composite building under reference, as per Reg.37(2)(ii)(i)Table 15 Sr.no (1) (c) of DCPR 2034 subject to NOC from EE(M&E) of MCGM before OCC of wing "C".

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 DCPR of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

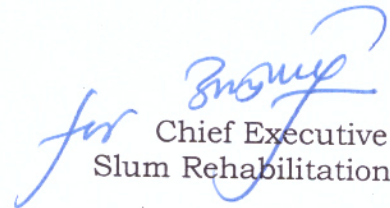


Chief Executive Officer
Slum Rehabilitation Authority

(CEO(SRA) has approved the LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "H/E" Ward, M.C.G.M.
4. Addl./Dy. Collector of (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.


for Chief Executive Officer
Slum Rehabilitation Authority