



SLUM REHABILITATION AUTHORITY

No: SRA/ENG/537/N/ML/LOI

Date: 6 JUL 2021

1. **Architect** : Shri. Vishwas Satodia
1102/B-wing, 11th Floor, Shah Arcade-II,
Rani Sati Marg, Malad (E),
Mumbai-400 097.
2. **Developer** : M/s. Money Magnum Nest Pvt. Ltd.
Samruddhi, Office floor, Plot No. 157,
18th Road, near Ambedkar Garden,
Next to SBI, Chembur (E), Mumbai-400 071.
3. **Society** : Nalanda SRA CHS Ltd.
C.T.S. No. 5808(pt.) corresponding F.P. No.
274(pt.) of TPS-III of village Ghatkopar,
Jawahar Road, Ghatkopar (E), Mumbai.

Sub.: Issue of Revised LOI for S. R. Scheme on plot bearing old C.T.S. No. 5808(pt.) corresponding F.P. No. 274(pt.) of TPS-III & area under 18.30 mtr. wide Jawahar Road of village Ghatkopar and now as per Collector's Sub division order plot bearing New F.P. No. 274A/1, 274A/3 & 274A/4 of Village Ghakopar Kirol, Jawahar Road, Ghatkopar (E), Mumbai, For "Nalanda SRA CHS Ltd."

Ref.: LOI u/no. SRA/ENG/537/N/ML/LOI dated 18/02/2014.

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 dated 18/02/2014, this office is pleased to issue in principal 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/537/N/ML/LOI dated 18/02/2014 shall continue and shall be complied at appropriate stages.
2. This LOI supersedes earlier LOI u/no. SRA/ENG/537/N/ML/LOI dated 30/03/2017.

Following are the modified/additional conditions:

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3. 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 document.
4. 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, PAP, etc. the parameters shall be got revised from time to time.

Revised Scheme parameters:

Sr. No.	Description	Area (In sq. mtr.)
1	Area of plot	8412.20
2	Deduct: a. 18.30 mtr. wide Existing Jawahar Road setback on north side. b. 18.30 mtr. wide Existing Road (Jethabhai Lane) setback on south side. c. Reservation plot area (Municipal Market)	1545.30 157.50 368.09
	Total	2070.89
3	Balance plot area	6341.31
4	Deduction for 15% Recreational Open Space	Nil
5	Net area of plot for computation of T/S density.	6341.31
6	Addition for FSI purpose	2070.89
7	Plot area for FSI	8412.20
8	Max. FSI permissible on plot	3.00
9	F.S.I. credit available by TDR	-
10	Max. BUA permissible on plot	25236.60
11	Rehab BUA	10089.29
12	Passage area & Amenity structure area	4981.09
13	Rehabilitation component	15070.38
14	Sale component	15070.38
15	Total BUA sanctioned for project	25159.67
16	FSI sanctioned for Project	2.99
17	Sale permissible in situ	15070.38

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18	Nos. of slum dwellers to be re-accommodated Residential----- Commercial----- Resi.cum Comm.----- Buddha Vihar----- Municipal Chowki----- Balwadi ----- Welfare Center----- Soc. Office-----	185 Nos. 122 Nos. 04 Nos. 01 No. 01 No 04 Nos. 04 Nos. 03 Nos.
19	PAP as per Reg. 33(10)	27 Nos.
20	Provisional PAP tenements considered as against non eligible; ii) Rehab Resi.----- iii) Rehab Comm.----- iv) Rehab R/C.-----	28 Nos. 16 Nos. -
21	Additional PAP as per modified Clause 3.12 of DCR-33(10) as per Govt. Notification	09 Nos.
22	A) BUA of buildable reservation :- a) Municipal Retail Market & Shopping Centre/	1104.27
23	B) Area of non-buildable reservation I. 18.30 mtr. wide Existing Jawahar Road setback on north side. II. 18.30 mtr. wide Existing Road (Jethabhai Lane) setback on south side.	1545.30 157.50

5. The 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 provided 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 liable for action under version provision of IPC 1860 and section and Indian Evidence Act 1872.
6. 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 25.00 sq.m. free of cost.

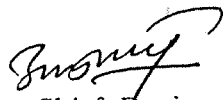
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The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

7. The Amenity Tenements of Anganwadi 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 as mentioned in salient features condition no.3 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.
8. That the revised NOC from MOE & F will be submitted before asking C.C. beyond 51315.54 sq. mtr. of constructed area in S.R. Scheme under reference.

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 modified D.C. Regulation of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


Dy. Chief Engineer
Slum Rehabilitation Authority