

Inward No. 1499
Date 29/4/17
EE / PPD / MB

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



(A designated planning Authority for redevelopment of BDD Chawls as per Govt.
Resolution u.no. TPB 4315 / 167 / P. No. 51 / 2015 / Navi - 11 Date 19/10/2016, published in
GOM. Gazette on 27/12/2016)

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

No. MDD / BP & RD CELL / A / Nn / 2017

To,

1) Executive Engineer (PPD / MB)
(on behalf of)
Maharashtra Housing and Area Development Authority
GrihaNirmanBhavan,
Kalanagar, Bandra (East)
Mumbai 400 051, India.

2) Sandeep Shikre & Associates
203/204, Prabhadevi Industrial Estate
Veer Savarkar Marg, Prabhadevi
Mumbai 400 025, India.

7 APR 2017

Subject: Letter of Intent for the Urban Renewal Scheme under new DC Regulation 33(9)(B) Appendix III -B dated 27.12.2016 on property bearing C.S.No. 713, 1/713, 3/713 & 714 of DadarNaigaon, known as BDD ChawlNaigaon, Situated at Naigaon, Dadar (E) Mumbai - 400014.

Reference: Redevelopment proposal submitted by your Architect Sandeep Shikre (for Sandeep Shikre & Associates) through EE/PPD/MD on behalf of MHADA on 28.12.2016.

Sir,

With reference to the modified redevelopment proposal submitted by your Architect Shri. Sandeep Shikre for Sandeep Shikre & Associates on 28.12.2016 under provision of new DC Regulation 33(9)(B) Appendix-III-B for the properties mentioned above, it is to inform you that, your proposal of Letter of Intent is principally approved.

The Letter of Intent is hereby issued subject to following terms and conditions:

1. This Letter of Intent is valid for the period of one year from date of issue and final approval for the scheme shall be obtained within one year from Empowered committee.
2. The list of occupants and area occupied by each of them shall be certified by competent authority appointed by Govt. as specified clause no. 2(A)(ii) in new regulations 33(9)(B) Appendix-III-B.
3. The scheme parameters & LOI shall be got amended as per actual certified number of eligible tenements.
4. All the eligible occupants / tenants shall be rehabilitated in the redeveloped rehab structures.

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.

दुरध्वनी : ६६४० ५०००

फॅक्स नं : ०२२-२६५९ २०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai- 400 051.

Phone : 6640 5000

Fax No. : 022-2659 2058 Website : www.mhada.maharashtra.gov.in

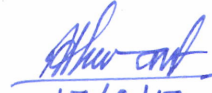
5. As specified in clause no. 2(A)(i) in new regulations 33(9)(B) Appendix-III-B, no new tenancy created after 13th June 1996 shall be considered for rehabilitation.
6. The certified inspection extract of the M.C.G.M. for the year 1995 / 96 shall be considered as an evidence while certifying the eligibility.
7. The approvals will be granted as per provisions of new regulations 33(9)(B) Appendix-III-B.
8. Eligible Slum dwellers exiting prior to 1st January 2000 as specified in clause no. 1.2 (v) in new regulations 33(9)(B) Appendix-III-B, on above mentioned property if any will be rehabilitated at Urban Renewal Scheme/Cluster Worli or as directed by Empowered committee, the eligible area to be provided to the slums will be as per cl. 3 (iii) of new DCR 33 (9)(B) Appendix-III-B.
9. Each certified residential tenant/occupant shall be rehabilitated and given on ownership basis, a tenement of Carpet area 46.45 sq.mt. This shall be inclusive of everything i.e. fungible FSI and all other entitlements as specified in clause no. 3(i) in new regulations 33(9)(B) Appendix-III-B.
10. The total permissible FSI for an Urban Renewal Scheme shall be 4.00 on gross plot area or sum total of the Rehabilitation FSI + Incentive FSI as per clause no. 4(a) in new regulations 33(9)(B) Appendix-III-B whichever is more.
11. 30% of the incentive F.S.I. is been used as non-residential purpose as otherwise permissible as per clause no. 6 in new regulations 33(9)(B) Appendix-III-B.
12. A Surcharge on Development at the rate of 100% of Development charge otherwise applicable subject to a minimum of Rs 5000 per sq.mt. for the built-up area over and above the zonal permissible FSI, for the rehabilitation and incentive sale component, shall be leviable in respect of any URS by the MCGM. in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM. This amount shall be kept in a separate account and shall be used for the improvement of off-site infrastructure around the urban renewal cluster as per clause no. 7 in new regulations 33(9)(B) Appendix-III-B. You shall pay the payment against surcharge before granting CC beyond basic zonal FSI.
13. All disputes of tenancy and sub tenancy, transfers, eligibility of tenant, family disputes, if any etc. shall be resolved by the competent authority appointed by Govt.
14. It shall be the responsibility of MHADA as a developer to provide the transit accommodation to the tenant / occupants of the existing building at the appropriate location during the period of reconstruction.
15. MHADA as a developer will be permitted to take up construction of the building / wing for rehab of existing residents. Proportionate sale permission will be granted as per the proportion decided by Hon. CEO & VP / A MHADA.

16. The contractor appointed by MHADA shall execute an Indemnity Bond indemnifying MHADA from any charges, claims, damages, legal suits, losses, cost demands of whatsoever nature preferred or made by any person or persons by reason or permission to redevelop property in question or arising there from.
17. The contractor appointed by MHADA shall be responsible for any damage or injury whatsoever that may be caused at any time to any person or property or to the third party while executing the project and all such damages, injury or losses to the life or to the property shall be made good immediately by the Contractor appointed by MHADA to the satisfaction of the VP / CEO MHADA.
18. Eligible Religious structure /Eligible onsite amenities/Eligible any other non-residential structure shall be given existing carpet area or as decided by the Competent Authority.
19. Unauthorized constructed Built Up Area shall not be considered for F.S.I. & incentive calculations.
20. That the necessary sanctions / permissions / NOC's from concern department shall be obtained at an appropriate stage as directed by EE / MDD / BP & RD CELL / A.
21. The approval of High Rise Committee for the proposed structures height above 70 mt. and approval of Heritage Committee if applicable shall be obtained before issuance of Commencement Certificate.
22. The designations & reservations if any shall be developed in accordance with new DC Regulations 33 (9) (B) Appendix - III B & handed over free of cost to planning authority as decided by the empowered committee as mentioned in cl. 5 (a) to (9) of DCR 33(9)(B) Appendix III-B.
23. That you shall create a corpus fund as directed by empowered committee & the amount will be deposited by MHADA before obtaining OC to 1st Rehab building. The manner in which amount in corpus fund to be deposited will be decided by Hon. CEO & VP / A from time to time.
24. The commencement certificate to 1st Rehab building will be given by planning authority after final approval from empowered committee.
25. The approved parameters of the scheme are as follows,
 - i. Gross plot area for FSI Calculations :-52571.44sq.mt.
 - ii. BUA for Rehab Residential :-183328.86 sq.mt.
 - iii. BUA for Rehab Commercial Shops :-981.02sq.mt.
 - iv. BUA for Rehab Commercial Stalls :-2332.44sq.mt.
 - v. Total BUA of Rehab :-186642.32sq.mt.
 - vi. Incentive BUA as per cl. 4(c) of New DCR 33(9)(B) Appendix III-B :- 158412.73sq.mt.
 - vii. Total BUA of URS :-345055.05sq.mt.
 - viii. FSI Consumed :- **6.56**

FSI consumed is more than 4.00(sanctioned FSI for the URS in subject is 6.56)

26. That you shall submit approval from BEST / Reliance / TATA regarding Area & Location of electric substation before IOA of Individual building.
27. That you shall submit clearance from MOEF before granting Plinth CC of 1st Rehab building in the layout.
28. That you shall submit NOC from AAI (Airport Authority of India) before issuing CC for first Rehab building.
29. That you shall carry out Joint demarcation of URS plot from City survey officers along with AE (Survey) & AE (DP) and also ascertain plot area before granting CC to 1st Rehab building.
30. That you shall submit specific remarks from the concerned City Survey office regarding Gaothan.
31. That you shall submit clarification from concerned Authority regarding rectangle marked on C.T.S no. 713 and also a small rectangle shown with C.T.S no. 12/713 on DP Sheets.
32. That you shall rehabilitate:
 - i. 3289 nos. of Residential tenements with carpet area of 46.45 Sq.mt.
 - ii. 55 nos. of Non-Residential tenements with carpet area of 14.864 Sq.mt.
 - iii. 93 nos. of Stalls with carpet area of 20.90 Sq.mt.Subject to certification of eligibility from the Competent Authority.
33. That you shall rehabilitate 57 nos. of slums structures at BDD chawl site Worli or as directed by Hon. Empowered Committee.

Yours Faithfully,


17/4/17
VP / CEO
MHADA

(OC Signed by VP / CEO / A on 29.12. 2016)

Copy to:

1. Municipal Commissioner, M.C.G.M.
2. Collector (Mumbai City).
3. Assistant Commissioner, 'F' South ward, M.C.G.M.
4. Dy. Collector (Enc. & Rem) (City).
5. Chief Engineer (Development plan) M.C.G.M.
6. HE of M.C.G.M.

(OC Signed by VP / CEO / A on 29.12. 2016)

VP / CEO
MHADA