

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,)

No. MDD / BP & RD CELL / A / 04/2018

09 FEB 2018

To,

- 1) Executive Engineer (PPD/ MB)
(on behalf of)
Maharashtra Housing and Area Development Authority,
Griha Nirman Bhavan,
Kalanagar, Bandra(East),
Mumbai 400 051, India.
- 2) M/s. Vivek Bhole Architect Pvt. Ltd.
1st Floor, Pinnacale Business Park,
Next to Ahura Center, Shantinagar,
MIDC, Andheri (East),
Mumbai 400 093, India.

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. 1539 & 1540 of Lower Parel Division, Known as BDD Chawl, Worli, G/South Ward, Mumbai-400018.

Reference :- Redevelopment proposal submitted by your Architect Vivek Bhole (of M/s. Vivek Bhole Architect Pvt. Ltd.) through EE/PPD/MD on behalf of MHADA on 20-01-2018

Sir,

With reference to the modified redevelopment proposal submitted by your Architect Shri. Vivek Bhole of M/s. Vivek Bhole Architect Pvt. Ltd. on dated 20-01-2018 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)(8) 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.

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. Each certified residential tenant/occupant shall be rehabilitated and given on ownership basis, a tenement of Carpet area 46.45 Sq. Mts. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Unauthorized constructed Built-Up Area shall not be considered for F.S.I. & incentive calculations.
19. 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.
20. The approval of High Rise Committee for the proposed structures height above 70 Mts. and approval of Heritage Committee if applicable shall be obtained before issuance of Commencement Certificate.
21. 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.
22. 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.
23. The commencement certificate to 1st Rehab Building will be given by planning authority after final

approval from empowered committee.

24. The approved parameters of the scheme are as follows,


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|---|-------------------------------------|
| i. Gross plot area for FSI Calculations | : -134414.34 Sq. Mts. |
| ii. BUA for Rehab Residential | : -495695.82 Sq. Mts. |
| iii. BUA for Rehab Commercial Shops | : -5260.44 Sq. Mts. |
| iv. BUA for existing Ladies & Gents Hostel | : - 2853.12 Sq. Mts. |
| v. BUA for existing NGO'S Offices | : - 962.93 Sq. Mts. |
| vi. BUA of Rehab Residential Slum Tenaments | : -10590.00 Sq. Mts. |
| vii. BUA for Slum Commercial Stalls | : -8627.52 Sq. Mts. |
| viii. Total Rehab BUA | : -523989.83 Sq. Mts. |
| ix. Incentive BUA as per cl. 4(c) of
New DCR 33(9)(B) Appendix III-B | : -468708.219 Sq. Mts. |
| x. Total permissible BUA of URS | : -992698.049 Sq. Mts. |
| xi. FSI Consumed | : - 7.385 (More than 4.00) |

25. That you shall submit approval from BEST / Reliance / TATA regarding Area & Location of electric substation before IOA of Individual building.
26. That you shall submit clearance from MOEF before granting Plinth CC of 1st Rehab building in the layout.
27. That you shall submit NOC from AAI (Airport Authority of India) before issuing CC to first Rehab building.
28. That you shall carry out Joint demarcation of URS plot from City survey officer along with AE (Survey) & AE (DP) and also ascertain plot area before granting CC to 1st Rehab building.
29. That you shall submit specific remarks from the concerned City Survey office regarding Gaothan.
30. That you shall obtained clearance from Mumbai Heritage conservation committee for C.S. no. 1539 as regards to sanctioned Heritage list of 1995 before grating plinth CC to Rehab bldg. no. 1.
31. That you shall obtained NOC from MMRDA/MMRC (Metro line 3 Colaba-Bandra) before plinth CC to Rehab bldg. no. 1.
32. That you shall obtained specific remark from AC (Estate) as regards Worli hill state scheme no. 52 before grating plinth CC to Rehab Bldg. no. 1.
33. That you shall seek clarification from DP department MCGM before granting plinth CC to Rehab bldg. no. 1, as regards to 29 rectangles shown in blue colour boundary on DP sheet of C.S. No. 1540 and quoted as C.S. No. 1549, 1548/1, 1544, 1571/1, 1572/1, 1550/1, 1548/2, 1545/9999, 1546/9999, 1547/9999, 1572/2, 1578/2, 1559/2, 1580, 1579/1, 1572/8, 1580/1, 1582/2, 1583/1, 1584/9999, 1548/3, 1566/1, 1566/2, 1567/9999, 1572/5, 1572/4, 1580/2, 1580/3, 1584/7.
34. That you shall seek clarification from DP department MCGM before granting plinth CC to Rehab bldg. no. 1 as regards to designation of C.S. no. 1539 quoted as undefined (5 Nos), undefined (5 Nos), undefined (5 Nos), undefined (5 Nos), and as regards to designation of C.S. no. 1540 quoted as undefined (10 Nos), undefined (10 Nos), undefined (10 Nos), undefined (10 Nos), undefined (10 Nos), undefined (10 Nos), undefined (10 Nos), undefined (10 Nos), undefined (10 Nos).
35. That you shall obtained remark from EE (DP) for acquisition before grating plinth CC to Rehab bldg. no. 1.
36. That you shall get demarcation of abutting designated Post Office, Municipal Primary School and Play Ground before commencing development in adjacent plot.
37. That you shall get R.L. of Dr. G.M. Bhosale Marg and R.L. of Shree Ram Amrutvar Marg to be demarcated by A.E. (Survey) and A.E. (DP) before grating plinth CC to Rehab bldg. no. 1.
38. That you shall obtained remark from E.E. (DP) as URS plot falls under 52 m. from Zonal separation line (I2 & I3) before grating plinth CC to Rehab Bldg. no. 1.
39. That you shall obtain NOC / Remarks from A.E.W.W. for water trunk main / aqueduct before grating plinth CC to Rehab Bldg. no. 1.

40. That you shall obtain specific NOC form H.E. department for underground pipe line before grating plinth CC to Rehab Bldg. no. 1.
41. That you shall obtain status of existing road within plot / abutting / affecting plot from A.E. Maintenance 'D' Ward before grating plinth CC to Rehab Bldg. no. 1.
42. That you shall get demarcation of R.L., Designation / Reservation / Zonal Boundary before appropriate stage.
43. That you shall ascertain listed Heritage structure / Precient from DP department before grating plinth CC to Rehab bldg. no. 1.
44. That you shall obtained remarks of E.E. (DP) & E.E. (TP) city as regards to R.L. of roads.
45. That you shall obtained concurrence from Ch. E (DP) / MCGM for proposed relocation / rearrangement of DP PG before grating plinth CC to Rehab Bldg. no. 1.
46. That you shall rehabilitate:
 - i. 8893 nos. of Residential tenements (Inclusive of 1446 Nos. of Police Staff Quarters) with carpet area of 46.45 Sq.mt.
 - ii. 295nos. of Non-Residential tenements with carpet area of 14.86 Sq.mt.
 - iii. 160nos. of tenaments for Ladies & Gents Hostel with carpet area of 14.86 Sq.mt.
 - iv. 54nos. of tenaments for NGO'S Offices with carpet area of 14.86 Sq.mt.
 - v. 353 nos. of Slum Residential tenements (271 Nos. from Present Scheme + 57 Nos. From Naigaon (Dadar) Scheme + 25 Nos. From N.M. Joshi Marg (Lower Parel) Scheme) with carpet area of 25.00 Sq. Mts. (Subject to deciding Eligibility from Competent Authority)
 - vi. 344nos. of Slum Non-Residential tenements / stalls with carpet area of 20.90Sq.mt. Subject to certification of eligibility from the Competent Authority.
47. That you shall submit proposal of amended LOI after certification of eligibility by competent Authority if any changes occur in scheme parameters.
48. That you shall submit CFO NOC before granting IOA to individual Bldgs.
49. That you shall submit concurrence of Ch. E (DP) / MCGM for Proposed width of DP / Layout Roads before granting Plinth CC to Rehab Bldg. No. 1.

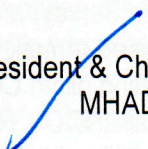
Yours Faithfully,

OC Approved by Hon. VP & CEO / A

 Vice President & Chief Executive Officer
MHADA

Copy to:

1. Municipal Commissioner, M.C.G.M.
2. Collector (Mumbai City).
3. Assistant Commissioner, 'G' 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.

 Vice President & Chief Executive Officer
MHADA