

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD

(A MHADA UNIT)



No.CO/MB/REE/NOC/F- 931/ 393 /2016

Date : 08 MAR 2016

(NOC for I.O.D. Purpose Only)

To,

Executive Engineer,
Building Proposal Department (WS),
Thakur Village, near Sanskruti Complex,
Thakur Complex, Kandivali (E),
Mumbai 400067.

Sub :- Proposed Redevelopment Bldg.No.17, Magathane
Teenmurthi Co-op Hsg. Soc. bearing CTS No. 197(part),
village Magathane at Borivali (E) Mumbai -400 066

Ref :- 1 Society Proposal dated 12/01/2015
2 Hon'ble VP/A's approval dt.20/10/2015
3 This Office Offer letter No. CO/MB/REE/NOC/F- 931/
1509/2015/Architect dt. 07/11/2015
4 Society's letter dt. 17/02/2016

The society has complied with all requisites for obtaining No Objection Certificate (NOC) for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions, on the Plot admeasuring about 1783.68 m². The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt. 04/06/2007, A. R. No. 6397 dated 5/05/2009 & A. R. No. 6422 dated 07.08.2009 circular dated 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००/२६५९२८७७ / २६५९२८८१
फॅक्स नं. : ०२२-२६५९२०५८

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Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000 / 26592877 / 26592881
Fax No. : 022-26592058

TERMS & CONDITIONS

- 1 The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal.
- 2 Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.
- 3 The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- 4 The work should be carried out entirely at applicant's own risk and cost and MHAD Board will not be responsible for any mishap or irregularity at any time.
- 5 **It is binding on society to enter in tri-party agreement after I.O.D. for construction of tenements as per prevailing policy of MHADA for FSI generated on Plot for MHADA share (642.13 sq.mt. without Fungible area). The E.E., MCGM is requested to send a copy of I.O.D. to Mumbai Board.**
- 6 a) The built up area permitted for redevelopment of existing as per statement below.

Statement A (Particulars of Payment)

Sr. No.	Particular	Amount in Rs.
1.	Scrutiny Fees/- (Residential)	6,000.00
2.	Debris Removal	6,600.00
3.	Layout approval fees (Rs. 500/- X 80 T/s)	40,000.00
4.	Deposit Amount for Water Charges as per CE-II /A's Circular dated 02.06.2009	1,00,000.00
5.	Offsite infrastructure charges (RR Rate 62400 x 7%) x (Area as per 3 FSI 5351.04 m ² - Existing BUA 2228.04 m ² - MHADA share 642.13) = 2480.87 X 62400 X 7 /100 = 1,08,36,440.16	1,08,36,440.16
6.	Amount to be paid to MCGM (5/7 of Sr. No. 5)	(-)77,40,314.40
7.	Premium towards allotment of R.G. area of 383.13 sq.mt. by charging Rs. 6240/- @ 10 % current Ready Reckoner Rate for year 2015 (i.e. 10% Rs. 62,400/-) as per MHADA Reso.No. 6260 dt 4/06/2007 & MHADA Reso.No. 6397 Dt. 05/05/2009 & A.R.No. 6422 dt.07/08/2009	23,90,731.20
8.	Capitalized Lease Rent (23,90,731.20 x 0.025 x 12.50)	7,47,103.50
9.	Nominal Lease Rent	30.00
10.	Advance Lease Rent (383.13 x 0.08 x 62400 x 1.5)	28,68,877.44
11.	Total Amount to be paid to MHADA (Sr. No. 1+2+3+4+5+7+8+9+10 - 6)	92,55,468.00
12.	Amount to be paid to MCGM for Offsite infrastructure charges.	77,40,315.00

Statement B (Particulars of Area Sharing)

B	Particulars	In Square meter
Table-A		
1)	Plot area considered for FSI purpose As per Demarcation plan of Ex.Engr., Borivali Div.- 1783.68 m ² i) As per Lease deed = 1098.60 m ² ii) Tit-bit = 685.08 m ² iii) R.G. Area = 383.13 (without FSI) iv) Plot Consider For FSI 2166.81-383.13 (RG) =1783.68	1,783.68
2)	FSI Permissible	3.00
3)	Permissible BUA (1783.68 m ² X 3.00)	5,351.04
4)	Existing Carpet Area LIG-I = 17.48 X 8 T/s. = 139.84 LIG-II = 18.30 X 72 T/s = 1317.60	
5)	Rehabilitation area entitlement per T/s. As per DCR 33 (5) the minimum rehab area per t/s. 27.87 in the present case rehab area for LIG-I = 17.48 + 35% = 23.59 m ² & LIG-II = 18.30 + 35% = 24.70 m ² which are less than 27.87 m ² .	27.87
6)	Total Rehabilitation Carpet area (27.87 m ² X 80 Ts)	2,229.60
7)	Additional entitlement governed by size of plot	NIL
8)	Total BUA for rehabilitation (2,229.60 m ² x 1.2)	2675.52
Table- B		
9)	LR/RC Ratio (62400/25000 = 2.49)	2.49
10)	Incentive FSI admissible against the FSI required for rehabilitation for LR/RC Ratio 2.49 as per table 'B' of DCR	60%
11)	Incentive FSI for rehabilitation (2675.52 m ² x 60%)	1605.31
Table-C		
12)	Balance area for sharing 5351.04- (1605.31+2675.52) = 1070.21	1070.21
13)	For LR/RC Ratio 2.49 as per table-C of DCR	Society share 40% MHADA's share 60%
14)	Society share (1070.21 X 40%) MHADA's share (1070.21 X 60%)	428.08 642.13
15)	MHADA's share with fungible 35% (642.13 m ² X 1.35)	866.87

- 7 No additional F.S.I. should be utilized other than mentioned above.
- 8 a) It is binding on society to handover B/up area admeasuring **866.67 m2** with fungible in the form of constructed T/s, MHADA share BUA shall be constructed & thereafter free sale component to be constructed.
b) Proportionate benefit such as parking, common amenities shall be handed over by society as per DCR norms.
c) No third party interest shall be created upto rehab & handing over BUA for MHADA share.
- 9 The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.
- 10 Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.
- 11 The user of this construction should be restricted to **RESIDENTIAL** purpose only. Separate permission for other user will have to be obtained.
- 12 Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Bandra Division Mumbai board and Asst. Land Manager / Bandra Mumbai Board.
- 13 The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
- 14 The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from M.C.G.M. will not be granted.
- 15 One set of plan along with letter should be forwarded to the office of Sr. Architect/MB as token of your approval.
- 16 The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
- 17 All the terms and conditions mentioned in earlier Offer letters, NOC letters & the accompanying list (Annexure-I) appended to this letter will be applicable to the society.
- 18 The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.