

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2319/RC/STGL/LOI

Date: -4 OCT 2017

1. **Architect** : Mr. Jeegar J. Tanna of
M/s. jeegar's Dream Infrastructures &
Projects Pvt. Ltd.
A-402, Jeevan Prabha C.H.S.Ltd.,
Chandavarkar Road, Borivali (W),
Mumbai-400 092.
2. **Developer** : M/s. Siddheshwar Builders Pvt. Ltd.
109, Laxmi Chhaya C.H.S.Ltd.,
Babhai, L.T.Road, Borivali (W),
Mumbai-400 092.
3. **Society** : Om Shri Siddheshwar S.R.A. Co-op. Housing
Society Ltd., Kasturba Road No. 5, Rai Dongri,
Borivali (E), Mumbai-400 066.

Sub: Revised LOI- Proposed S.R.Scheme on plot bearing C.T.S. Nos. 389 (pt), 389/131-143, 395, 395/1-9, 396, 396/1-15 397, 397/1-7, 398, 398/1-8, of village Kanheri, Rai Dongri Road, Borivali (E), Mumbai-400 066 known as "Om Shri Siddheswar S.R.A. Co-op. Housing Society Ltd."

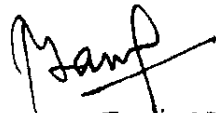
Ref: SRA/ENG/2319/RC/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation C.T.S. Nos. 389 (pt), 389/131-143, 395, 395/1-9, 396, 396/1-15 397, 397/1-7, 398, 398/1-8, of village Kanheri, Rai Dongri Road, Borivali (E), Mumbai-400 066 known as "Om Shri Siddheswar S.R.A. Co-op. Housing Society Ltd." This office is pleased to inform you that this **Revised Letter of Intent** is considered and principally approved for the sanctioned **FSI of 3.09** (Three point zero nine only) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of which maximum FSI of **3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in


Executive Engineer
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

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1. That this Revised LOI is in continuation to the earlier LOI issued under even no. dt. 01/10/2014.
2. 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 documents.
3. 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.

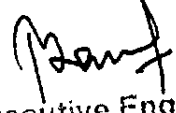
The salient features of the scheme are as under:

Sr. No	Particulars	Area in Sq. Mt.
1	a) Area of slum plot /slum	1840.00
	b) Area of slum plot /slum as per Annexure II	1691.30
2	Deduction for a) Road Set back area b) Reservations if any	63.92
3	Balance area (1(b)-2)	1627.38
4	Deduction 15 % R.G. (if applicable)	--
5	Net area of plot for computation of T/S density.	1627.38
6	Addition for FSI purpose. (100% of 2)	63.92
7	Total Plot Area for FSI Purpose Slum	1691.30
8	Total Plot Area for FSI Purpose Non Slum	148.70
9	Max. in situ Permissible F.S.I. for Slum	3.00
10	Max. in situ Permissible F.S.I. for Non Slum	1.00
11	FSI credit available by Development Rights for Non Slum	
	a) Additional TDR 33%	} 148.70
	b) TDR of Reservation	
	c) TDR of Road	
	d) TDR of Slum	
	e) Total TDR (a + b + c + d)	148.70
11	Max. Permissible BUA in situ Slum	5073.90
12	Max. Permissible BUA in situ Non Slum	297.40
13	Rehab Built up area	2269.67
14	Passage & Amenity (Existing & Proposed) BUA	684.31
15	Rehab Component	2953.98
16	Sale Component	2953.98
17	Total BUA sanctioned for project	5223.95

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18	Total FSI sanctioned for Project	3.09
19	Sale BUA permissible in situ	3101.63
20	TDR generated in the scheme if any	149.75
	A) No. of slum dwellers to be re-accommodated	
	Rehab Residential : 62 Nos.	
	Rehab Commercial : 4 Nos.	
	Rehab R/C : 1 No.	
	Ex. Amenities : 1 No.	
	B) Amenities to be provided	
	Balwadi : 1 No.	
	Welfare Centre : 1 No.	
	Society Office : 1 No.	
21	Nos. of PAP generated in the scheme	13
22	A) BUA of buildable reservation	177.50
	B) Area of non-buildable reservation	N.A.

4. This 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 proved 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 are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership :- The S.R.Scheme on the plot bearing C.T.S. Nos. 389 (pt), 389/131-143, 395, 395/1-9, 396, 396/1-15 397, 397/1-7, 398, 398/1-8, of village Kanheri, Rai Dongri Road, Borivali (E), Mumbai-400 066 is owned by M/s. Siddheshwar Builders Pvt. Ltd.
6. Details to access :- As per A.E. Survey remarks the S.R.Scheme under reference is accessible from 18.30 M. wide Kasturba Road No. 5 (Existing Raidongri Road) on east side. As per remarks of A.E. Maintenance (R/C Ward), the plot under reference is accessible from 6.10 M. wide Existing Road from Kasturba Road No. 3 to the plot under reference on west side.
7. Details of D.P. remarks:- As per D.P.Remarks u/no. CHE/1375/DPWS/R dt. 23/01/2014, the plot is situated in Residential Zone and is reserved for Housing for Dishoused (part of larger reservation) & Retail Market. The said plot is affected by 18.30 M. wide D.P.Road.
8. The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development


 Executive Engineer
 S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.) to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.

9. That the developer shall construct & handover the 15% buildable reservation of Retail Market admeasuring area 177.50 Sq.M, with fungible area admeasuring 35.50 Sq.M at ground and first floor accessible from a separate staircase from ground floor in rehab wing to MCGM / Competent Authority free of cost.
10. The Developer shall hand over 13 No's of Provisional PAP tenements to M.C.G.M each of carpet area 25.00 sq.mt free of cost for project affected persons if the Non- Eligible are not held eligible., till then C.C of sale building equivalent to the area of 13 No's of Provisional PAP tenements shall be restricted.
11. 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.

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.

12. The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Women 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.
13. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
14. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
15. The Developer shall submit various NOCs including that from MOEF if/as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

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16. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
17. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
18. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
19. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.


B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
20. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
21. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of this approval, else the provision of clause No 2.8 of Appendix-IV of reg. 33 (10) of DCR-1991 are applicable.
22. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
23. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.

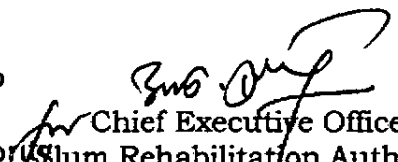
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24. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
25. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
26. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
27. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



Executive Engineer
S.E. (S.R.A.)
Slum Rehabilitation Authority

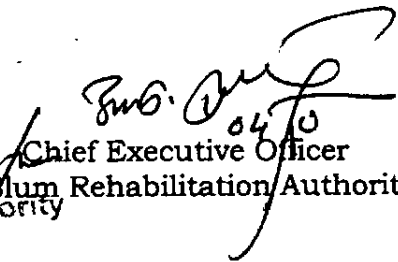

Chief Executive Officer
Slum Rehabilitation Authority
04/10

(Hon'ble CEO (SRA) signed dated 29/06/2017)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "R/C" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl/Dy.Collector of Mumbai City/MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no.37.
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.


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Slum Rehabilitation Authority


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