



SLUM REHABILITATION AUTHORITY

No.: KW/MHADA/0005/20220707/LOI
Date: **26 AUG 2022**

1. **Architect** : Amar C. Solanki of M/s. Re-Form Consultants.802-B, Grande Palladium,Near Mercedes Benz Showroom,Metro Estate, 175 CST Road, Kalina,Santacruz (East), Mumbai-400 098.
- ✓ 2. **Developer** : M/s. A. S. Hightech LLP.
16,Koteshwar palace, Near Garvare House, Jiva Mahal Marg, Andheri (E), Mumbai-69.
3. **Society:** : "Sugam & Singh SRA Co-Op. Hsg. Soc.(Prop)."
CTS No. 410/C/1 (pt), 435, 435/1 to 147, 441 (pt), 443 (pt), 443/1 to 7, of Village Oshiwara, Singh housing Colony, Opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai - 400 102.

Sub : Issue of LOI- Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR, 2034 on plot bearing CTS No. 410/C/1 (pt), 435, 435/1 to 147, 441 (pt), 443 (pt), 443/1 to 7, of Village Oshiwara, Singh housing Colony, Opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai - 400 102.

Ref : KW/MHADA/0005/20220707.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent** subject to the following conditions.

1. 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.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
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.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

The salient features of the scheme are as under:

Sr. No.	Particular	Slum plot Area in Sq. Mt.
1	Area of slum plot / slum	22037.10
2	Deductions for a) Road Set back area b) Reservations if any Adhar kendra (603.75x20%=120.75/4=30.19) c) AOS	6462.56 30.19 356.31
3	Balance area (1-2)	15188.04
4	Deductions for 15 % R.G. (if applicable)	---
5	Net area of plot for computation of T/S density.	15188.04
6	Addition for FSI purpose. 2 (a to c) above	6849.06
7	Total Plot Area for FSI Purposed	22037.10
8	Max. in situ Permissible F.S.I.	4.00 or Sanction FSI Whichever is more
9	Land rate/ Rate of construction= 60750/30,250 = 2.00 (1-hectare up to 5 hectare)	Permissible incentive BUA on plot is 1.20 as per DCPR 2034.
10	Rehab Built up area	30846.02
11	Passage & Amenity area	21404.43
12	Rehab Component	52250.45
13	Sale Component	52250.45 x 1.20
13(a)	Total sale Component	62700.54
14	Total BUA sanctioned for project	93546.56
15	Total FSI sanctioned for Project	4.24
16	Sale BUA permissible in situ	62700.54
17	A) Nos. of slum dwellers to be re-accommodated	
	Rehab Residential -	19 nos
	Provisional Rehab Residential -	110 nos
	Rehab Comm.	nil
	Provisional Comm. Residential -	627 nos.
	Rehab R/C	nil
	Religious	nil
	Ex. Amenities	nil
	B) Amenities to be provided	
	Balwadi	05 nos.
	Welfare Centre	05 nos.
	Society Office	13 nos.
	Amenity-I	05 nos.
	Amenity-II	05 nos.
	Community hall	01 nos.
18	Nos. of PAP	475 nos.
19	A) BUA of buildable reservation	298.91
	B) Area of non-buildable reservation	6640.71

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/AGRC and if directed by Competent Court /AGRC 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: - MHADA plot.
6. Details to Access:- 27.45 mtr., 20.00 mtr. and 12.20 mtr. wide D.P. Road & Existing Road
7. Details of D.P. Remarks:- "Industrial Zone (I)", "Residential Zone" (R) & Commercial Zone (C).
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
9. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
10. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
11. That the developer shall execute tri-partite Registered agreement between Developer, Society & Mechanized Parking Tower Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation/Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

12. The Developer shall hand over PAP tenements 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/Estate department or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 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.

13. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Amenity-I	Handed over to the slum dwellers society.
5	Amenity-II	Handed over to the slum dwellers society.

14. 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.
15. 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.
16. When the project land is on public land and the IOA is not obtained with in validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
17. 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.
18. The Developer shall submit various NOCs including that from MOEF 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.
19. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

20. The Developer 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.
21. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
22. 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.
 - 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) within 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.
23. The IOA/Building plans will be approved in accordance with the Development Control & promotion Regulation 2034 and prevailing rules, policies and conditions at the time of approval.
24. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
25. 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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26. That you shall register with MAHA RERA Authority and submit the copy of registration as per MAHA RERA act before plinth C.C. of Sale building.
27. That you shall get D. P. Road / set back land demarcated from A.E. (Survey)/ D.P. T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
28. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting BCC certificate respectively.
29. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
30. That you shall submit to the NOC/ Remarks from concerned power supply co. Before FCC to Sale building no. 01 u./ref.
31. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
32. That you shall submit to the NOC from Ch.Eng. (M&E)/Remarks from Consultant regarding the same will be insisted before granting F.C.C. to respective building u/ref.
33. That you shall submit to the NOC from High-rise Committee will be insisted before granting further C.C. beyond 120 mts. of sale building no. 01.
34. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
35. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
36. That the work shall not carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
37. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and /or user department free of cost before granting CC to the last 25% for Sale BUA of Sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M / User Deptt. Shall be submitted before obtaining Occupation Certificate for sale Bldg.

38. That the developer shall comply all the conditions in the circular issued by Government of Maharashtra on 28/08/2019 relevant to amendment in section 15A of slum Act 1971.
39. That you shall submit P.R. card in name of MHADA before obtaining Further C.C. to Sale building.
40. That you shall submit NOC from civil Aviation before obtaining further C.C. beyond 24.00 mts. to respective buildings.
41. That you shall submit NOC from MCGM for proposed realignment of road 12.20 mt. wide D.P. road. before FCC to sale building no. 01.
42. That you shall submit Completion Certificate for S.W.M. System/Bio-degradable W.T. Plant issued by Environmental Consultant is insisted before granting O.C./B.C.C.
43. That you shall submit NOC from EE (T&C)/consultants (as per EODB) before obtaining further C.C. to respective buildings.
44. That you shall obtain NOC From CFO Dept. before obtaining further C.C. respective buildings.
45. That you shall submit the consent of eligible & Non-eligible slum dwellers before asking plinth CC to aforesaid building.
46. That you shall submit registered undertaking before IOA to 1st Rehab building mentioning that in case Developer fail to bring NOC from MCGM or there are any adverse remarks regarding same in that case they will revise the LOI as per old alignment of road.

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 the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the LOI)