



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/396/KE/MHL/LOI &
SRA/ENG/511/KW/STGL/LOI

Date:

12 JUL 2021

1. L.S.

M/s. Future Associates
Shri. Ibadur R. Momin.,
190, Ragina Pacis Building,
Seth Motisha Lane,
Byculla (E), Mumbai – 400 027.

2. Developer

M/s. Mohid Constructions Company
Swiz heights, upper ground floor,
Suresh Nagar, RTO lane,
Lokhandwala Road, Andheri West,
Mumbai 400 053.

3. Society

“Sunder Nagar Utkarsha CHS”
C.T.S. No. 554A (Pt.) of Village- Kondivita,
Taluka-Vile Parle, at Andheri (East),
Mumbai

Sub: Revised Clubbing LOI of two S. R. Schemes on plot bearing C.T.S.No. 554 A of village-Kondivita at Sunder Nagar Andheri (E) for “Andheri Sunder Nagar Utkarsh CHS (Ltd.)” (Now called S. R. Scheme No.1) with “Suresh Nagar CHS (Ltd)” (Now called S. R. Scheme No.2) on plot bearing C.T.S.No. 825 (pt) of village-Ambivali at Andheri (W), Mumbai.

Ref : No. SRA/ENG/396/KE/MHL/LOI & SRA/ENG/511/KW/STGL/LOI

Gentleman,

With reference to the above, mentioned Slum Rehabilitation Schemes 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 **Revised Letter of Intent (LOI)** subject to the following conditions.

1. This LOI is in continuation with earlier clubbed LOI u/no. SRA/ENG/396/KE/MHL/LOI & SRA/ENG/511/KW/STGL/LOI dtd.13.05.2005 and all the Conditions mentioned in earlier LOI shall be complied with.
2. 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.

• **Revised Scheme Parameters of clubbing schemes.**

Sr. No.	Description	Parameters	
		Approved revision of LOI scheme parameters as per DCPR 2034 area in sq.mtr	
		Suresh Nagar CHS	Andheri Sundar Nagar Utkarsh CHS
		Scheme no.2	Scheme no.1
1.	Area of Plot	8045.89	6735.50
	Proportionate plot area to be deducted for OCC granted Buildings		2638.24
	Remaining plot area		4097.26
2.	Deduction for : D. P. Road/ Reservations	3002.35	Nil
3.	Balance Area of Plot	5043.54	4097.26
4.	Deduction for : Area of amenity plot to be handed over as per DCPR-14(A) =3 x 5% x 35%	Nil	71.70
5.	Balance area of plot	5043.54	4025.56
6.	Additions for FSI purpose	3002.35	Nil
7.	Total Area for FSI purpose	8045.89	4025.56
8.	In situ FSI permissible on plot	2.50	3.00
10.	Rehab BUA	4378.50	8951.78
11.	Rehab Component	5385.18	11345.75
12.	Sale Component (For Andheri Sundar Nagar Utkarsh CHS as per DCPR-2034 (i.e. 12 x 1.05)	-	11913.04
13.	Rehab BUA after clubbing	4378.50	8951.78
14.	Rehab Component after clubbing	14918.94 (5385.18 + 9533.76)	6171.82
15.	Total BUA sanctioned for the project after clubbing	19297.44	15123.60 (8951.78 + 6171.82)
16.	Total FSI sanctioned for the project after clubbing	2.398	3.76
17.	Sale BUA proposed in-situ after clubbing	14918.94	4884.39
18.	TDR generated in the scheme	N.A.	1287.43

9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
10. That you shall submit Registered Undertaking stating therein that , the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the Developer.
11. The developer shall submit prior environmental clearance from Ministry Environment & Forest (MOEF) as per the notification no. SO- 1533 (E) dtd. 14/09/2006 before obtaining F.C.C. for the scheme as the total actual area to be constructed on site beyond more than 20,000sq.mt.
12. That the Developer shall comply all the conditions mentioned in Circular dated 28/08/2019 issued by GoM relevant to amendment in Sec. 15A of Slum Act. 1971.
13. That you shall pay the open space deficiency charges for Rehab Bldgs.at the time of asking OCC.
14. That you shall submit revised plot boundary demarcation as per modification amendments /amalgamation of adjoin C.S. nos. proposed plan before granting OCC to last Rehab/Composite wing.
15. That premium paid earlier towards fungible FSI shall not be refundable /adjusted in said SRS.
16. That you shall hand over of PAP's of amalgamated/ clubbed Scheme-I&II in the captioned scheme immediately after receipt of OCC in the said scheme with that effect indemnity bond cum undertaking shall be submitted to this office.
17. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, if litigation arises in future. A condition to that effect shall be incorporate in the agreements of END USERS.
18. That you shall submit cognizance of the Asstt. Engineer Water Works (Maint.) for construction of retaining wall before starting the work on site under reference.

19.	No. of Rehab t/s. as per Reg. 33(10)		
	• Rehab Residential	161 nos.	114
	• Rehab Commercial	07	0
	• Resi. cum Com.(R/C)	07	03
	• Provisional PAP	00	11
	• Existing Amenity	00	01
	Total	-	129
20.	PAP tenements generated as per Clause 3.12 of Reg. 33 (10)	02 nos.	76 nos.
21.	Clubbing PAP tenements from Suresh Nagar CHS	-	76 nos.
22.	Total no. of Tenements	177	281 + 12 nos. Amenity

3. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme
4. That the work shall not be 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 Dept.
5. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
6. That the developer shall submit the certified Annexure-II for Non Eligible tenements as provisional PAP's with amalgamated/clubbed schemes before asking OCC of last Rehab/Composite wing.
7. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
8. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly , complied with the requirement of SWM of MCGM on site .

19. That you shall submit revised NOC from Civil Aviation Dept. before granting C.C. beyond height of 8.98 mtr. of building in S.R. Scheme.
20. That the Retaining wall shall be constructed within two months period.
21. That you shall execute Lease Agreement as per Circular no.195.

Yours faithfully,

-sd-

Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO (SRA) has approved Revise LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, 'K/E' Ward, M.C.G.M.
3. Assistant Commissioner, 'K/W' Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
- ✓6. I.T. Section (SRA), to publish this Revised LOI on SRA website.


Chief Executive Officer
Slum Rehabilitation Authority