

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/512/FS/ML/LOI

Date:

14 JUL 2021

1. Licensed Surveyor : Mr. Asrar Ahmad Jatoo
of M/s. Con Arch Consultants
9, Ruby Tower, Sahakar Road,
Jogeshwari (W), Mumbai- 400102
2. Developers : M/s. Arsh Constructions
1, Albion Place, Hotel Heritage
Compound, Sant Savta Marg,
Byculla (E), Mumbai - 400027
3. Society : Raza CHS Ltd.

Sub: Revised LOI of proposed Slum Rehabilitation Scheme on plot bearing C.S. No. 446, 447(pt) & 448 of Parel Sewree Division at Rafi Ahmed Kidwai Marg, Sewree (W), Mumbai in F/S ward

Ref: LOI File No. SRA/ENG/97/FS/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on land bearing C.S. No. 446, 447(pt) & 448 of Parel Sewree Division at Rafi Ahmed Kidwai Marg, Sewree(W), Mumbai in F/S ward, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned FSI of **2.469 (Two Point Four Six Nine)** & maximum in-situ FSI upto **2.447 (Two Point Four Four Seven)** is granted to be utilized in-situ in the S.R. Scheme in accordance with sub Reg. 3.2 & 3.8 of D.C. Regulation No. 33(10) subject to the following conditions;

1. That 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 issued in supersession of earlier revised LOI issued under even number dated 18/03/2014 and remain valid till OCC of last building in the layout.
3. The built up area for sale and rehabilitation shall be as per showing 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.	Description	LOI Parameters In sq.m.
1.	Area of plot considered for the scheme	2099.70
2.	Deduction for Road setback	710.26
3.	Balance area of plot	1389.44
4.	Addition for FSI purpose	710.26
5.	Total plot area for FSI purpose	2099.70
6.	In-situ FSI permissible on plot	2.469
7.	Total in-situ BUA permissible on plot	5183.16
8.	Rehab Built up area	2241.20
10.	Rehabilitation Component	2358.77
11.	Sale Component	2941.96
12.	Total BUA sanctioned for the Scheme	5137.98
13.	Total FSI sanctioned for the scheme	2.469
14.	Sale BUA permissible in-situ	2941.96
15.	TDR generated in the Scheme	-
16.	No. of slum dwellers to be accommodated Resi. Comm. Resi. + Comm. Total tenements	53 Nos. 22 Nos. 03 Nos. 78 Nos.
17.	No. of PAP t/s generated in the Scheme	07 Nos.

4. This LOI is issued on the basis of document submitted by the applicant. If any of the documents submitted by L.S./Developer/ Society or owner are proved fraudulent/misappropriated before the HPC /Competent Court and if directed by HPC/ Competent Court 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, 872.
5. Details of land Ownership :- MCGM Land.
6. Details to access :- The plot u/ref. is abutting to 13.45 mt. wide existing Road & Rafi Ahmed Kidwai Marg.
7. Details of D.P. Remarks: - The plot u/ref. falls in Residential (R) Zone & not reserved for any public reservations.

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8. The Developer shall hand over 07 Nos. of PAP tenements, if any within three months after grant of OCC. The said PAP tenements shall be handed over to the Slum Rehabilitation Authority/ MHADA/ MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 20.90 sq.mt. free of cost.
The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
- 9.. 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.
10. The Developer shall rehabilitate all additional hutment dwellers, if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
11. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
12. That the Arithmetical error if any revealed at any time shall be corrected on either side.
13. 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.
14. 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.
15. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
16. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
17. 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.
18. In case of S.R. Scheme on State Govt./MHADA/MCGM land, lease deed & in case of private land conveyance deed for rehab component and sale component shall be executed before requesting C.C. to last 25% of permissible BUA in-situ in scheme.

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19. That Rehabilitation Component of Scheme shall include;

1	Residential	53 nos.
2	Commercial	22 nos.
3	Resi.-cum-commercial	03 nos.
4	PAP	07 nos.
5	Welfare Centers	01 no.
6	Society offices	01 no.
7	Balwadi	01 no.

20. That you shall submit the indemnity bond indemnifying SRA & SRA staff is not held responsible from any untoward incidence such as loss of life, damage to the property, goods, noise pollution etc. before issue of amended plans.

If applicant Society/Developer/Architect are agreeable to all these above conditions, you may submit proposal for various development permissions in the layout, in conformity with D.C.P. Regulations of 2034 in the office of the undersigned from receipt of this Revised LOI.

Yours faithfully,

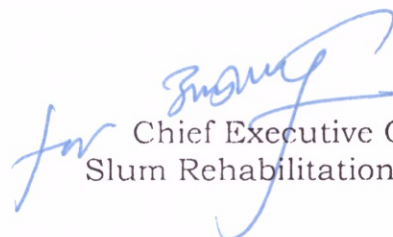


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. The Municipal Commissioner, M.C.G.M.,
2. Assistant Commissioner, F/S Ward, M.C.G.M.,
- ✓ 3. I.T. Section (SRA) to publish this LOI on SRA's website & report compliance.


Chief Executive Officer
Slum Rehabilitation Authority