



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1653/T/MHL/LOI

No.: SRA/ENG/2778/T/STGL/LOI

Date:

8 AUG 2022

- 1. Architect** : Mr. Rajendra Pagnis of
M/s Pagnis&Pagnis
101,Om Swami Ananad, D.L. Vaidya Marg, Dadar (W),
Mumbai.
- 2. Developer** : M/s Riddhi Siddhi Corpotation
C/101, Manish Apartment, At Junction of SV Road
&Mathuradas Road, Kandivali (West), Mumbai - 400
067.
- 3. Society** : 1. Ashirwad SRA CHS. Ltd. (Scheme 1)
2. Siddharth Nagar CHS. Ltd. (Scheme 1)
3.Vighnaharta SRA CHS. (Prop.) (Scheme 2)

Subject:-Revised LOI for Clubbing of existing Slum Rehabilitation Scheme under section 33(10) forplot bearing CTS No. 755(pt) for 'Ashirwad CHS Ltd.' & 'Siddharth Nagar CHS Ltd.'of village Mulund, HanumantMukadam Chawl, Dadasaheb Gaikwad Road, Mulund (W), Mumbai. **(Scheme -1)**

WITH

Existing Slum Rehabilitation Scheme under section 33(10) of DCPR 2034 forPlot bearing CTS No. 759(pt) and 759/10 to 22 for 'Vighnaharta SRA CHS'of village Mulund, HanumantMukadam Chawl, Dadasaheb Gaikwad Road, Mulund (W), Mumbai. **(Scheme -2)**

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034on land bearing CTS No. 755(pt) for 'Ashirwad CHS Ltd.' & 'Siddharth Nagar CHS Ltd.'&CTS No. 759(pt) and 759/10 to 22 for 'Vighnaharta SRA CHS'of village Mulund,this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of 3.00(Three point Zero) or more for area as per Reg. 33(10) D.C.P Regulations, 2034, subject to the following conditions :

This LOI is issued in continuation with the earlier LOI issued under No. SRA/ENG/1653/T/MHL/LOI dated 14/02/2017 of scheme 1 and SRA/ENG/2778/T/STGL/LOI dated 22/08/2016 of scheme 2 u/r. It stands modified with respect to the condition mentioned herein below:

The salient features of the scheme are as under:

Sr. no.	Particulars	Scheme 1	Scheme 2
		Now proposed	Now proposed
1	Area of Plot	7860.00	597.11
2	Deduction		
	1. D.P.Road	--	122.90
	2. Internal Road	776.10	--
	3. MAP	133.19	--
	4. D.P.Recreation Ground/Garden	276.92	--
	5. Proposed widening of existing Nalla	108.86	--
	6. Municipal Staff Quarters	--	31.61
3	Total Deduction (1+2+3+4+5+6)	1295.07	154.51
4	Net plot area	6564.93	442.60
5	Addition for FSI		
	7. D.P.Road	--	122.90
	8. Internal Road	776.10	--
	9. MAP	133.19	--
	10. D.P.RecreationGround/Garden	276.92	--
	11. Proposed widening of Nalla	--	--
	12. Municipal staff quarters	--	31.61
6	Total Addition (1+2+3+4+5+6)	1186.21	154.51
7	Plot for FSI	7751.14	597.11
8	FSI	3.00 or more	3.00 or more
9	Rehab Built-up area	14305.44	2264.83
10	Area of amenities, Staircase, Passage etc.	3624.70	350.29
11	Rehab Component	17930.14	2615.12
12	Incentive FSI	1.05	1.10
13	Sale Component	18826.64	2876.64
14	Permissible fungible 35%	6589.32	1006.82
15	Total sale BUA permissible including Fungible	25415.96	3883.46
16	Total sale BUA proposed	17299.95	920.34
17	Fungible BUA proposed	6054.98	322.12
18	Total Sale BUA proposed including fungible	23354.93	1242.46
19	TDR generated in the scheme	1526.69	1956.30

1. All the conditions in the previous LOI dtd. 14/02/2017 of scheme 1 & 22/08/2016 of scheme 2 shall be complied with.

2. This revised 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.
3. The developer shall submit the final eligibility status for all the tenements in the scheme before asking for final OCC to all the rehab buildings. Till that time the non-eligible tenements shall be treated as PAP tenements.
4. The Developer shall payRs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of the ASR rate for land the Slum Rehabilitation Authority.
5. That the developer shall comply all the conditions mentioned in the circular dated 28/08/2019 issued by GOM relevant to amendment in section 15(A) of Slum Act, 1971.
6. That you shall execute a registered agreement to lease and lease deed as per SRA Circular no 195 vide No. CEO/SRA/LA/2020/459 dtd 14/09/2020.
7. That you shall obtain NOC/Remark from concern electric department regarding sizes of meter room area before asking plinth CC to respective buildings in the scheme u/r.
8. That you shall obtain NOC/Remark from CFO department before asking plinth CC to respective buildings in the scheme u/r.
9. The NOC from E.E. (T & C) / NOC from E.E. (M & E)or NOC from consultant as per EODB for parking layout will be insisted before further C.C. to respective buildings in the scheme u/r.
10. That you shall appoint License plumber for design & supervision of drainage work and the completion certificate from license plumber shall be insisted before OCC to the respective buildings in the scheme u/r.
11. That you shall appoint Project managementconsultant and Third party Quality Auditor for the Composite Building under reference before asking Plinth CC.
12. The structural stability certificate from appointed License Structural Engineer shall be insisted after completion of the respective building in the scheme.

13. That you shall handover buildable/non-buildable reservation to MCGM before asking 25% of CC to sale BUA in the scheme u/r.
14. That you shall obtain concurrence of MCGM/NOC from concerned dept. for buildable/non-buildable reservation in the scheme u/r.
15. That the layout shall get approved before insisting commencement certificate to composite building u/r.
16. That you shall obtain concurrence from Municipal Architect for buildable reservation before granting FCC to the composite building u/r.
17. That you shall amend the OC plans for Rehab building No. 1 & 2 before asking any approval in the scheme u/r.
18. That you shall pay clubbing premium at appropriate stage as per SRA policy.

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

Yours faithfully,

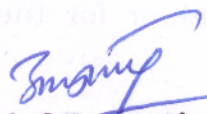
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**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM
2. Addl. Collector (Ench. /Rem.) Mumbai Suburban
3. Chief Engineer (Development Plan), MCGM
4. Assistant Commissioner "T" Ward of MCGM.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website

for 
**Chief Executive Officer
Slum Rehabilitation Authority**