



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1164/N/PL/LOI

Date:

19 MAY 2016

1. **Licensed Surveyor:** Shri. Naresh Patil of,
M/s. Arcvishan Infratech Ltd.
46/2263, Suprabhat CHSL, Gandhi Nagar,
Next to Mhada office, Bandra(E),
Mumbai-400 051

2. **Developer:** M/s. Rameshwar Enterprises
2, Chandra Rashmi, 1st Floor, R. B. Mehta
Marg, Ghatkopar (East),
Mumbai - 400 077.

3. **Society:** Jai Santoshi Mata SRA CHS Ltd.
CTS No. 1973(part) of Village Ghatkopar
Kirol situated at Golibar Road, Near
Sarvodaya Hospital, Ghatkopar (West),
Mumbai.

Sub : Revised LOI for S.R. Scheme on Property bearing CTS
No. 1973(part) of Village Ghatkopar Kirol situated at
Golibar Road, Near Sarvodaya Hospital, Ghatkopar
(West), Mumbai for "Jai Santoshi Mata SRA CHS Ltd".

Ref: SRA/ENG/1164/N/PL/LOI.

Gentleman,

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

1. That this Revised LOI supersedes the earlier LOI issued U/No. SRA/ ENG/1164/N/PL/LOI dt. 28.05.2010 except conditions required if any.

2. That this Revised 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. 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.
4. That 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.	Description	As per Revised LOI
1	Plot area considered for proposal	2422.07
2	a) Less D. P. Road/Set back area	--
	Net plot area (1-2 a)	2422.07
3	plot area for F.S.I.	2422.07
4	Permissible F.S.I. on plot	3.00
5	Max. Permissible BUA area on plot	7266.21
6	Rehab BUA	3329.95
6	Area covered under Balwadies, Welfare Centre, Society Office & Common Passage.	883.74
7	Rehab component	4213.69
8	Sale component permissible for the scheme	4213.69
9	Sale BUA proposed in situ	3931.40
10	Total BUA proposed in situ	7261.35
11	Total FSI consumed	2.998
12	Balance Sale BUA/TDR	4.86
13	No. of slum dwellers to Re-accommodate.	125
14	PAP's generated	-

5. 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.

6. **Details of land ownership:** - As per the P.R. Cards the plot bearing CTS. No. 1973(part), belongs to Govt. of Maharashtra.
7. **Details to access :-** As per A. E. Survey Remark the plot is affected by 45.70 mt. wide sanctioned R.L. of Andheri Ghatkopar Link Road & sanctioned R.L. of 18.30 mt. wide Golibar Road their junction and is directly accessible from Andheri Ghatkopar Link Road which is now developed on site.
8. **Details of D.P. remarks :-** As per D.P. Remarks the plot under reference is affected by 18.30 mt. wide D.P. Road, 45.70 mt. wide D.P. Road & Ext. to Recreation Ground (a part of larger reservation) and falls in Residential Zone(R). However it is seen from the demarcation plan of realigned 45.70 mt. wide sanctioned R.L that the portion of slum plot affected by part of Recreation Ground merged in the realigned 45.70 mt. wide sanctioned R.L. which is developed by MMRDA.
9. **Details of Slum Declaration:-** The slum is declared vide notification u/no. SLM-DC-K-II/80, Dated :- 23/10/1980.
10. **Details of Annexure-III:** Annexure-III issued by FC (SRA) on 26/05/2010 under no. SRA/ACCT/Annex-II/CERT/1128/2010/1567 in the format stating the financial capacity of the Developer and the same has been verified and certified by him considering 207 Number of tenements.
11. That if the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपुयो २००८/प्र.क्र. २३६/झोपसू-१ दिनांक ०२/०७/२०१० and as per SRA Circular no. 114 dated 19/07/2010 of SRA.
12. That the Developer shall pay total amount of Rs. 25,80,000/- towards Maintenance Deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the Authority and total amount of Rs. 13,56,360/- {i.e. @ Rs. 560/- (Suburb) /per sq.mt.} towards Infrastructural Development charges as per Circular no. 7 dated 25/11/1997.

13. That the Amenity Tenements of Balwadies as mentioned in salient features condition no. 3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centres, 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.
14. That the conditions if any mentioned in certified Annexure-II issued by the competent authority shall be complied and compliances thereof shall be submitted to this office in time.
15. That the Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans whenever necessary or as may be directed.
16. That the Developer shall submit various NOCs including that from MOEF/Civil Aviation 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.
17. That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the Developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.
18. That when the project land is on public land and the IOA is not obtained within validation period of LOI then the Developer is liable to pay interest as per PLR on balance amount of land premium payable at IOA stage.
19. That 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.
20. That 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 will have to be obtained from the CEO (SRA) with valid reasons.

21. That 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.
22. That the Developer, Licensed Surveyor shall submit the duly notarized Indemnity Bond on Rs.220/- 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 concerned before IOA in a prescribed format.
23. That 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.
24. A) That the Society/Developer/Licensed Surveyor shall display the copy of approved Revised LOI and list of Annexure-II on the notice board of Society and/or in the area at prominent place. The photo of such notices pasted shall be submitted to concerned Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.

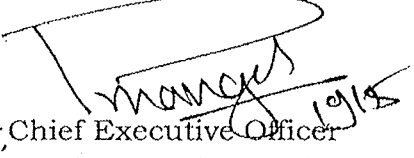
B) That the Developer/Society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
25. That 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.
26. That if the land under this S.R. 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 2.8 of Appendix-IV of Reg. 33 (10) of amended DCR-1991 are applicable.

27. That the Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side
28. That you shall submit NOC from H.E. / M.C.G.M. & obtain the demarcation of their land from the office of H.E. / M.C.G.M. for abutting pipeline.
29. That you shall submit the P.R. Card in the name of Jai Santoshmata SRA CHSL before asking Further C.C. to Sale building no.2.
30. That you shall submit Registered Undertaking for not creating third party interest regarding sale tenements having carpet area 25.00 sq.mt. before issue of IOA to Composite Building no. 1.
31. That you shall submit CFO NOC for Composite Building no. 1 before granting Plinth C.C. to Composite Building no. 1.
32. That you shall submit NOC/Remarks form concern Electric Supply Company for electric substation before plinth C.C. to Composite Building no. 1.
33. That you shall submit amended layout as per revised planning & shall be got approved from this office before granting IOA to Sale Building no. 2 in the S.R. Scheme.
34. That you shall submit NOC from Ch. Eng(M&E) of MCGM for Artificial Light & Ventilation before granting Plinth C.C. to composite Building no. 1.
35. That you shall submit Registered Undertaking from the Developer/Society for not misusing the Entrance Lobby, Part Terrace, Pocket Terrace, Basement, Stilt & Refuge area before C.C. to Composite Building no. 1.
36. That you shall submit Registered Undertaking from the Developer to maintain the Electro Mechanical Equipments, lift etc, free of cost for 10 years & Tripartite Agreement between society, Developer & maintenance firm before granting O.C. to Composite Building no. 1.

If applicant Society/Developer/Licensed Surveyor is agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the amended DCR 1991 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,


for, Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has signed the Revised LOI on 28/03/2016)