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SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/325/ HW/ PL /LOI

Date: **13 OCT 2017**

1. **Architect** : M/s. Lok Architects  
Lok Bhavan, Marol Maroshi Road  
Marol, Andheri (E).  
Mumbai- 400 059.
- ✓ 2. **Developer** : M/s. Lok Housing & Constructions Ltd.  
Lok Bhavan, Marol Maroshi Road  
Marol, Andheri (E).  
Mumbai- 400 059.
3. **Society** : **Dr Ambedkar Co-op Housing Society Ltd.**

Sub: Issuc of LOI- Proposed S. R. Scheme on plot bearing CTS No. E/86/14A & B and CTS No. E/86/ 15A & B of village Bandra, Ward E, Khar West, Mumbai.

Ref: SRA/ ENG/ 325 /HW/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 issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** 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.

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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.

**The salient features of the scheme are as under:**

| Sr No | Description                                | As per Last Approved LOI dated 14/06/1999 | As per the Proposed Revised LOI |           |               |
|-------|--|---|---------------------------------|-----------|---------------|
|       |  |   | Slum Plot                       | Slum Plot | Non Slum Plot |
|       |  |   | A                               | B         | A + B         |
| 1     | Total Plot Area for Scheme                 | 16,310.50                                 | 8,601.00                        |           | 8,601.00      |
| 2     | Deduction                                  |   |                                 |           |               |
| A     | Deduction for Set Back                     | 2,212.26                                  | -                               |           | -             |
| B     | Deduction for DP Road                      | 329.13                                    | 429.13                          |           | 429.13        |
| C     | Deduction of Existing Building             | 1,059.90                                  | --                              |           | --            |
| 3     | Net Plot Area                              | 12,709.21                                 | 8,171.87                        |           | 8,171.87      |
| 4     | Addition for FSI Purpose                   |   |                                 |           |               |
| A     | Deduction for Set Back                     | 2,212.26                                  | -                               |           | -             |
| B     | Deduction for DP Road                      | 329.13                                    | 429.13                          |           | 429.13        |
| 5     | Plot Area for FSI computation              | 15,250.60                                 | 8,601.00                        |           | 8,601.00      |
| 6     | Maximum FSI permissible on plot            | 2.36                                      | 2.50                            |           |               |
| 7     | Maximum permissible FSI on plot            | 35,751.30                                 | 21,502.50                       |           | 49,868.88     |
| 8     | Rehab BUA                                  | 16,197.98                                 | 11,848.19                       |           | 11,848.19     |
| 9     | Common Passage & Amenity                   | 3,335.34                                  | 2,505.22                        |           | 2,505.22      |
| 10    | Rehab Component                            | 19,533.32                                 | 14,353.41                       |           | 14,353.41     |
| 11    | Sale Component                             | 19,533.32                                 | 14,353.41                       |           | 14,353.41     |
| 12    | Number of slum dwellers to be accommodated | Resi - 393                                |                                 | --        |               |
|       |  | Comm - 05                                 |                                 |           |               |
|       |  | R/C - 02                                  |                                 |           |               |
|       |  | Bal- 07                                   |                                 |           |               |
|       |  | W. Cen- 07                                |                                 |           |               |
|       |  | SO- 01                                    |                                 |           |               |
| 13    | Number of PAP Tenements                    | 243                                       |                                 | --        |               |

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| Parameters as per New Policy |  |            |                  |          |           |
|------------------------------|--|------------|------------------|----------|-----------|
| 1                            | Total Plot Area for Scheme                 |            | 5,838.10         | 1,871.40 | 7,709.50  |
| 2                            | Deduction                                  |            |                  |          |           |
| A                            | Deduction for Set Back                     |            | 281.20           | --       | 281.20    |
| B                            | Deduction for DP Road                      |            | -                | --       | -         |
| 3                            | Net Plot Area                              |            | 5,556.90         | --       | 5,556.90  |
| 4                            | Addition for FSI Purpose                   |            |                  |          |           |
| A                            | Addition for Set Back                      |            | 281.20           | --       | 281.20    |
| B                            | Addition for DP Road                       |            | -                | --       | -         |
| 5                            | Plot Area for FSI computation              |            | 5,838.10         | 1,871.40 | 7,709.50  |
| 6                            | Maximum FSI permissible on plot            |            | 3.00             | 1.25     |           |
| 7                            | Maximum permissible FSI on plot            |            | 17,514.30        | 2,339.25 | 19853.55  |
| 8                            | Rehab BUA                                  |            | 8,340.00         | --       | 8,340.00  |
| 9                            | Common Passage & Amenity                   |            | 1693.86          | --       | 1693.86   |
| 10                           | Rehab Component                            |            | 10,033.86        | --       | 10,033.86 |
| 11                           | Total BUA Approved for scheme              |            | 17,514.30        | 2,339.25 | 19853.55  |
| 12                           | Total FSI sanctioned for the scheme        |            | 3.00             | 1.25     |           |
| 13                           | Sale Proposed in situ                      |            | 9,174.30         | 2,339.25 | 11,513.55 |
| 14                           | TDR Generated                              |            | 859.56           | -        | 859.56    |
| 15                           | Number of slum dwellers to be accommodated | Resi - 477 | Resi -07         | --       |           |
|                              |  | Comm - 00  | Comm-20          |          |           |
|                              |  | R/C - 00   | R/C - 03         |          |           |
|                              |  | Bal- 02    | Bal- 03          |          |           |
|                              |  | W. Cen- 04 | W Cen-03         |          |           |
|                              |  | SO- 00     | SO -03           |          |           |
|                              |  |            | Buddha Mandir-01 |          |           |
| 16                           | Number of PAP Tenements                    | Nil        | 258              | --       |           |

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/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned

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person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

5. Details of land ownership: - As per P.R. Card the Plot under reference is in favor Dr. Ambedkar CHS. Ltd.
6. Details to access :- The plot under reference is directly accessible from existing 18.30mt. wide Dr Ambedkar Road and Prop.12.20 m wide DP Road.
7. A) Details of D.P. remarks 1991 :- As per the D.P. Remarks and Survey Remarks, the plot under reference is situated in Residential zone (R) & is not reserved for any public purpose. The plot under reference derive access from Existing 18.30 m wide Dr Ambedkar Road and Proposed 12.20 mt wide D.P. Road. As per the DP Remarks, the plot under reference is affected by CRZ buffer as seen on the location plan.  
B) Details of D.P. remarks 2034:- Residential (R) Zone & affected by 18.30 mt. wide existing Road and Prop. 12.50 m wide DP Road.
8. 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 Circular no.114 dated 19/07/2010.
9. The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.} to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.
10. The Developer shall hand over PAP tenements if any 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/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 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.
11. The Amenity Tenements of Anganwadi 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 Centre, Society Office as mentioned in

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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.

12. 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.
13. 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.
14. 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.
15. 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 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.
16. 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.
17. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1<sup>st</sup> 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.

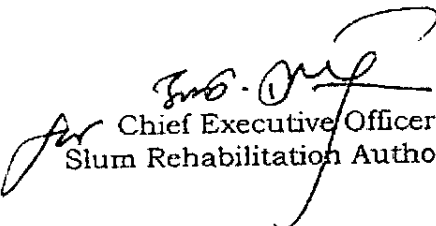
18. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
19. The Developer, Architect 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 before IOA in a prescribed format.

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20. 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.
21. 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) with in 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.
22. 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.
23. If the land under this 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 No 2.8 of Appendix-IV of reg. 33 (10) of DCR-1991 are applicable.
24. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
25. That you shall get register under MAHA-RERA.

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 modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

  
Chief Executive Officer  
Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 29/06/2017)