

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1273/RN/MHL/LOI

Date: **09 OCT 2017**

- Architect :** Shri. Shantanoo Rane Of  
M/s. Shantanoo Rane & Associates,  
802-B, Grandé Palladium,  
Near Mercedes Benz Showroom,  
Metro Estate, 175 CST Road, Kalina,  
Santacruz (East), Mumbai- 400 098.
- Developer :** M/s. Reliance Construction Co. J.V. with  
M/s. N. Rose Developers Pvt. Ltd.  
Heaven Plaza, 1<sup>st</sup> floor, Shanti Nagar Dongri Site,  
S.V. Road, Dahisar (East), Mumbai 400 054.
- Society :** Jankalyan (Dahisar) SRA CHS Ltd."  
Shanti Nagar Zhopadpatti, Dongari,  
S.V. Road, Dahisar (East), Mumbai 400 054.
- Sub :** Proposed Slum Rehabilitation Scheme on the plot bearing  
C.T.S. No. 1625(Pt) 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt) &  
& 1663/B(Pt) of village Dahisar, at Shanti Nagar  
Zhopadpatti, Dongari, S.V. Road, Dahisar (East), Mumbai  
400 054, For: "Jankalyan (Dahisar) SRA CHS Ltd."
- Ref :** SRA/ENG/1273/RN/MHL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 1625(Pt), 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt) & 1663/B(Pt) of Village Dahisar at Shanti Nagar Zopadpatti, Dongari, S.V. Road, Dahisar (East) Mumbai 400 054, this office is pleased to inform you that this **Revised Letter of Intent (LOI)** is considered and principally approved for the sanctioned FSI 4.00 (four point zero zero) in accordance with provisions of Appendix-IV of Reg. 33(10) of amended D.C. Regulation, 1991. Subject to the following conditions.

1. That all conditions of revised letter of intent issued under SRA/ENG/1273/RN/MHL/LOI dt.12/08/2011 & 14.01.2016 shall be continued.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051, Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

  
Executive Engineer  
Slum Rehabilitation Authority  
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

2. 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.
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 Revised LOI scheme parameters are as under:

Sr. No.	Particular	Area in Sq.mt.
1	Area of slum plot /slum	38,312.90
2	Deductions for a) Road Set back area b) Reservations if any	4,505.43
	Balance area	33,807.47
	Deductions for 15 % R.G. (if applicable)	---
5	Net area of plot for computation of T/S density.	33,807.47
	Addition for FSI purpose. 2 (a & b) above	4505.43
7	Total Plot Area for FSI Purpose	38,312.90
8	Max. in situ Permissible F.S.I.	4.00
9	Max. Permissible BUA in situ	1,53,251.60
10	Rehab Built up area	60,212.51
11	Passage & Amenity (Existing & Proposed) BUA	26,080.54
12	Rehab Component	86,293.05
13	Sale Component	86,293.05
14	Total BUA sanctioned for project	1,46,505.56
15	Total FSI sanctioned for Project	3.82
16	Sale BUA permissible in situ	86,293.05
17	Total BUA consumed on site ( rehab +sale )	1,46,505.56
18	A) Nos. of slum dwellers to be re-accommodated Rehab Residential Rehab Comm. Rehab R/C Office Religious Ex. Amenities B) Amenities to be provided Anganwadi Welfare Centre Society Office	2135 nos. 64 nos. 39 nos. -- -- -- 22 nos. 22 nos. 22 nos.
19	Nos. of PAP generated in the scheme	--
20	A) BUA of buildable reservation B) Area of non-buildable reservation	4505.43 --

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 person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership:- Land belongs to MHADA land owner
6. Details to access:- Proposed 18.30mtr. wide D.P. road and 18.30mtr. wide D.P. Road is connected to S.V. Road.
7. Details of D.P. remarks:- Plot u/r falls in Residential Zone (R) and affected by 18.30mt. wide D.P. 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 दि. ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.
9. 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 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.
10. 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.
11. 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.
12. 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.

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Executive Engineer  
Slum Rehabilitation Authority

13. 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.

14. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- 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.

15. 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.

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.


16. 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.
17. That you submit the final demarcation from the competent authority before asking C.C. to last 25% of Sale component.
18. That you shall submit the fresh D.P. remarks & A.E (Survey) remarks as per Draft DP 2034 before asking approval to another bldg. in the layout.
19. The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Reg. 45 of DCR 1991 amended up to date.
20. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

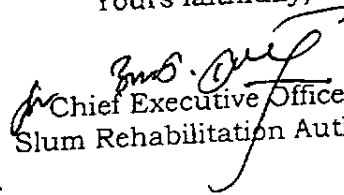
22. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular no.137 dtd. 01.08.2012 before OCC of Rehab Building/Composite Building.
23. That you shall pay Rs. 10/- (Rupees Ten Only) per Sq.ft. of rehab constructed area inclusive of rehab component & staircase, lift passage, stilt area, etc. for the Structural Audit as per Circular No. 98 & 104 before issue of Occupation Certificate of rehab building.
24. That you shall have to maintain the rehab building for a period of (Three) years from the date of granting occupation to the rehab bldg.
25. That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of 10 (Ten) years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
26. That the Amenity Tenements i.e. 22 no. of Balwadies, 22 no. of Welfare Centres, 22 no. of Society Offices shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg.
27. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
28. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate of equivalent Rehabilitation area is granted.
29. That you shall submit the area falling under proposed road/road widening as per Draft Development Plan 2034 and to be handed over by the owner/developer free of cost and free from all encumbrances.
30. That the cognizance of the revised scheme parameters for rehab component & sale component will be taken at the time of granting approval to the next rehab bldg. in the layout.
31. That the cognizance of Circular No.154 shall be taken before granting approval to remaining Rehab building in the layout.
32. That the copy of Regd. Partnership Deed shall be submitted before asking any further approval in the layout.
33. That CEO(SRA) reserves right to add or amend or delete some or all the above or all the above mentioned conditions if required for execution of Slum Rehabilitation Scheme.

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,


  
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6/10/17

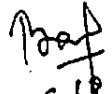
  
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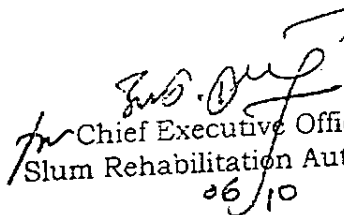
  
Chief Executive Officer  
Slum Rehabilitation Authority

Copy to:

Chief Officer (MHADA)  
Assistant Commissioner, "R/N" Ward, M.C.G.M.  
Chief Engineer (Development Plan), M.C.G.M.  
H.E. of MCGM.

  
SE  
6/10/17

  
G.P.  
EE/W.S.

  
Chief Executive Officer  
Slum Rehabilitation Authority  
06/10

(Hon'ble CEO(SRA) has signed the revised LOI on 24/6/2017)

Dr. C. 10/10/17  
27/4/17