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SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2046/PN/ML/LOI
No.: SRA/ENG/1995/RS ML-PL/LOI
Date:

To,

1. Architect : Mr. Ketan Musale of M/s. DOT Architects
Gr. floor, Sharada Sangeet Vidyalaya,
M.K. Marg, Kalanagar, Bandra (E),
Mumbai 400 051.
2. Developers. : M/s. Bhatia Developers Pvt. Ltd
Bhatia Estate Charkop Marve Link Road,
Kandivali (W) Mumbai. 400 067.
3. Society. : Proposal-1:
 - Malvani Meena CHS (Prop)Proposal-2:
 1. Nagrik CHS (Prop)
 2. Manikaran CHS (Prop)

Subject: Clubbed LOI for

Proposal-1: Proposed S.R. Scheme under Reg. 33(10) of modified DCR 1991 on plot bearing C.T.S. No. 3510(pt) of village Malvani, Malad (W), Mumbai, known as "Malvani CHS (prop)".

Proposal-2: Proposed S.R. Scheme under Reg. 33(10) of modified DCR 1991 on plot bearing C.T.S. No. 513, 517, 519(pt), 521(pt), 522, 523, 524(pt), 525(pt), 526, 527, 528, 545, 561(pt), 567 (pt), 568, 569(pt), 570 (pt), 572 (pt) of village Kandivali (W), Mumbai, Known as "Nagrik CHS (prop) & Manikaran CHS (prop)".

Sir,

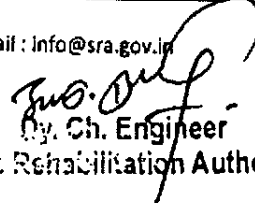
With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to inform to issue in principle approval to the S. R. Scheme in the form of this **Clubbed Letter of Intent (Clubbed LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area as mentioned in P. R. Cards, 7/12 Extract, 6/12 Extract.

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


S.E. (S.R.A.) A.E. (S.R.A.)


Executive Engineer


Dy. Ch. Engineer

Slum Rehabilitation Authority Slum Rehabilitation Authority

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 the completion of S. R. Scheme.
3. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Architect.
4. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of any change in area of plot, number of eligible huts etc. the parameters shall be updated from time to time.

THE SALIENT FEATURES OF THE SCHEME ARE AS UNDER:

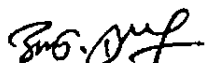
Sr. No.	Description	Malvani Meena CHS (Prop)	Nagrik CHS (Prop) & Manikaran CHS (Prop.)
1.	Plot area	3725.00	14896.99
2.	Deductions		
	a. Road set back area	100.68	996.17
	b. reservation if any (parking lot)	47.86	
3.	Total (a + b)	148.54	996.17
4.	Net plot area (1-3)	3576.46	13900.82
5.	Addition for FSI Purpose (2a + 2b)	100.68	996.17
6.	Total area for FSI computation	3677.14	14896.99
7.	F.S.I. permissible	3.00	3.00
8.	Built up area permissible	11031.42	44690.97
9.	Rehab Built area Proposed	4878.26	18382.73
10.	Area under Balwadi, Welfare Center, Society Office, Common passage	2968.60	9318.40
11.	Rehab Component proposed	7846.86	27701.13
12.	Sale component Permissible	7846.86	27701.13
13.	Rehab BUA after clubbing	11027.69 (4878.26 + 6149.43) (Receiving 227 PAP BUA)	12233.30 (18382.73 - 6149.43) (Transfer of 227 PAP BUA)
14.	Sale component after clubbing	----- (7846.86 - 7846.86)	35547.99 (27701.13 + 7846.86)
15.	Total built up area sanctioned for the project after clubbing	11027.69	47781.29
16.	Total FSI Sanctioned for the project (15/6)	2.998	3.207
17.	Sale BUA Permissible in-situ	Nil	32457.67
18.	Spill over TDR generated u/section 33(10)	Nil	3090.32
19.	No. of PAP	259 Nos (32 + 227)	57 Nos (284-227)

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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 provision of IPC Act 1860 and Indian Evidence Act.1872.
6. **Details of land Ownership:** - As per P.R. Card the plot under reference is owned by M.C.G.M. The developer will be insisted to pay the premium towards land as per notification issued by Housing dept. U/No. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 and as per the stages mentioned in circular no. 114/B dated 07/03/2017 issued by Slum Rehabilitation Authority.
7. **Details of Access:** - Proposal No.1 Malvani Meena CHS (prop): As per the D. P. remarks the plot under reference is affected by 13.40 Mt. wide D.P. Road & also existing road.
Proposal No.2.: Nagrik CHS (prop) & Manikaran CHS (prop):
As per the D. P. remarks the plot under reference is affected by 13.40 Mt. wide D.P. Road.
8. **Details of D.P. remarks:** - Proposal No.1.: Malvani Meena CHS (prop): As per SRDP 1991 the plot under reference is falls in Residential zone. The plot under reference is affected by 13.40 Mt. wide D.P. Road and also existing road and partly affected with reservation of parking lot.
Proposal No.2. Nagrik CHS (prop) & Manikaran CHS (prop): As per SRDP 1991 the plot under reference is falls in partly residential zone & partly Special Industrial Zone. The plot under reference is affected by 13.40 Mtr wide D.P. Road
9. The Developer shall pay Maintenance Deposit to be kept with Slum Rehabilitation Authority at the rate of 40,000/- per tenement as decided by the Authority and Infrastructural Development charges {i.e. @ Rs. 560/- (Suburb) & Rs. 840/- (City)/per sq.mt.} as per Circular no. 7 dated 25/11/1997.
10. The Amenity Tenements of Balwadi as mentioned in salient features condition no. 4 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Center, Society Office as mentioned in salient features condition no. 4 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.
11. 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.
12. That you shall submit the P. R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated / sub-divided plots before obtaining C.C. for last 25% of built up area.


S.E. (SRA) A.E. (S.R.A.)


Executive Engineer
Slum Rehabilitation Authority



Ch. Engineer
Slum Rehabilitation Authority


13. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C of sale building.
14. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
15. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of 'R/S' & 'P/N' ward to assess the property tax.
16. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
 - (1) A.A. & C 'P/N' & R/S Ward
 - (2) H.E.
 - (3) Tree Authority,
 - (4) Dy. Ch. Eng. (SWD)
 - (5) Dy. Ch.E. (S.P.) (P & D)
 - (6) Dy. Ch. Eng. (Roads)-WS
 - (7) P.C.O.
 - (8) Reliance Energy/Tata Power/MSEB
 - (9) M.T.N.L. - Mumbai
 - (10) CFO
 - (11) E.E. (T & C)
 - (12) Civil Aviation
17. 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.
18. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for further C.C. and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
19. 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 :-

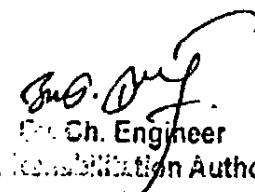
Plot area up to 4000 Sq. Mt.	→ 36 Months
Plot area between 4001 to 7500 Sq. Mt.	→ 60 Months
Plot area more than 7500 Sq. Mt.	→ 72 Months

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.

20. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of further C.C. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
21. The Developer 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.
22. 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.
23. 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 prominent place. The photo of such notices pasted shall be submitted to concerned Ex. Engineer (SRA).
- 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.
24. 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.
25. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
26. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
27. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (SRA) dtd. 08/02/2010 at the time of allotment of Rehab Tenements/Galas.


S.E. (SRA) A.E. (SRA.)


Executive Engineer
Slum Rehabilitation Authority


Ch. Engineer
Slum Rehabilitation Authority

- a) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
- b) As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
- c) At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.

28. High rise Rehab Building :-

- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng.(S.R.A.)/E.E.(S.R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab building.

Entire maintenance cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

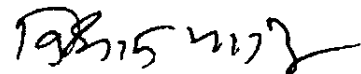
- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab/Composite building.

Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

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- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
 - g. That the above sub clauses shall be applicable as amended from time to time by SRA.
29. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB / 432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 Sq. Mt. of built-up area shall be levied.
 30. The developer shall submit prior Environmental Clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533 (E) dtd.14-9-2006 before obtaining Sale C.C. in the Proposal No.2 i.e. Nagrik CHS (prop) & Manikaran CHS (Prop) with total actual area to be constructed on site having more than 20000 sq.mt.
 31. That you shall submit the remarks/NOC form concerned Electric Authority before approval of electric substation.
 32. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
 33. That you shall get D. P. Road/set back land/other buildable & non-buildable reservation land demarcated from A. E. (Survey)/D.P./ E.E. (T&C) department of M.C.G.M. before plinth CC to rehab building.
 34. That you shall submit the NOC from MHADA ^{OMC} regarding ~~the existing old toilet block demolition before C.C.~~
If applicant Society/Developer/Architect 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 LOI.

Yours faithfully,

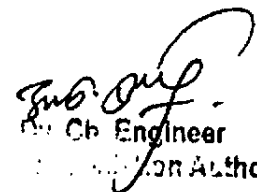


Chief Executive Officer
Slum Rehabilitation Authority



^{21/6/11}
Executive Engineer

Slum Rehabilitation Authority



Chief Engineer

Slum Rehabilitation Authority

Copy to:

1. Additional Collector (Enc. & Rem.), Western Suburbs
2. Collector, M.S.D.
3. Assistant Municipal Commissioner, 'P/N' & 'R/S' Ward, M.C.G.M.
4. Dy. Chief Engineer, Development Plan, M.C.G.M.
5. Dy. Collector (SRA) - Copy for information.
6. I.T. section (SRA).
7. H.E. (MCGM).

19/05/17
Chief Executive Officer
Slum Rehabilitation Authority

[Signature]
Executive Engineer
Slum Rehabilitation Authority

[Signature]
Dy. Ch Engineer
21/06