

27  
Issued  
Sign 10/11/17



## SLUM REHABILITATION AUTHORITY

No.:SRA/DDTP/0150/RS/PL/LOI

Date: 10 NOV 2017

1. Lic. Surveyor : Shri. Jitendra B. Patel  
Of M/s. Aakar Architects & Consultants  
Gr. Floor, Satyanarayan Prasad Commercial  
Centre, Dayaldas Road, Vile Parle East,  
Mumbai 400 057.
2. Developer : M/s. M.K. Group C. A. to owner  
63/67, Carmellos Building,  
4th floor, L.T. Marg, Pathakwadi,  
Mumbai-400 002.
3. Society : "Karmabhoomi SRA CHS (Prop.)"  
"Tai CHS (Prop.)"



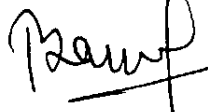
Sub : Revised LOI for Amalgamation of plot bearing CTS No. 381A/1/5 with S.R. Scheme on plot bearing CTS Nos.565, 748/1 & 748/2, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 566, 567, 568(pt), 574, 879 & 381/A/1/5 of village Poisar, Kandivali (East) Mumbai, for "Karmabhoomi SRA CHS (Prop.)" and "Tai CHS (Prop.)"

Ref : SRA/DDTP/0150/RS/PL/LOI

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 **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That the previous LOI u/no. SRA/DDTP/0150/RS/PL/LOI dated 12/10/2011 & Revised LOI dated 12/10/2012 is treated as cancelled.
2. This Letter of Intent is issued on the basis of plot area certified by the Lic. Surveyor and the draft Annexure - II issued by Competent Authority and other relevant documents.

Administrative Building, AnantKaneKarMarg, Bandra (E), Mumbai -400 051.  
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)

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

**SRA/DDTP/0150/RS/PL/LOI**



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. 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.	Particulars	Now Proposed		
		Slum (in sq.mt)	Non-Slum (in sq.mt)	Total
1.	Plot area	13482.60	8902.50	22385.10
2.	Deduction for 15% RG	--	1335.38	1335.38
3.	Less:			
	i.) Setback/DP Road	2912.23	--	2912.23
	ii.) Retail Market (480.08/4)	120.02	2004.73	2124.75
	iii.) Non-buildable R.G.	812.01	--	812.01
	iv.) Non-buildable Park	1018.86	--	1018.86
	Total	4863.12	2004.73	6867.85
4.	Net plot area	8619.48	5562.39	14181.87
5.	Additions:			
	v.) Setback/DP Road	2912.23	--	2912.23
	vi.) Retail Market (480.08/4)	120.02	2004.73	2124.75
	vii.) Non-buildable R.G.	812.01	--	812.01
	viii.) Non-buildable Park	1018.86	--	1018.86
6.	Plot area for FSI	13482.60	7567.12	21049.72
7.	Permissible FSI on Plot	4.00	1.00	
8.	Additional 50% FSI as per Reg. 32 (50% of 8902.50)	--	4451.25	4451.25
9.	FSI credit available by TDR (70% of 8902.50 as plot fronting to 13.40 mt. road)	--	6231.75	6231.75
10.	BUA permissible on plot	53930.40	18250.12	72180.52
11.	Rehabilitation BUA	21282.41	--	21282.41
12.	Areas of Amenities including common passage	6684.57	--	6684.57
13.	Rehabilitation Component	27966.98	--	27966.98
14.	Sale Component	27966.98	18250.12	46217.10
15.	Total BUA permitted for project	49249.39	18250.12	67499.51
16.	Total FSI permitted for project	3.65	2.05	
17.	BUA permissible for Sale on plot	27966.98	18250.12	46217.10
18.	Total BUA proposed to be consumed on plot.	49249.39	18250.12	67499.51
19.	FSI in-situ	3.65	2.05	

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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 version provision of IPC 1860 and Indian Evidence Act.1872.
6. Details of land ownership :-
  - a) As regards the ownership the same vest with Private owner.
7. Details to access: - The plot under reference is directly accessible from 02 nos. of 13.40 mt. wide D.P. Road.
8. Details of D.P. remarks:- As per D.P remarks the land under reference is situated in Residential zone and is partly affected by reservation of Municipal Retail Market (RM), Non-buildable reservations of R.G. and Park (both are part of larger reservations). Also the plot under reference is affected by 02 nos. of 13.40 mt. wide D.P. roads.
9. 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.-झोपयो2008/प्र.क्र.236/ झोपसू-1 दिनांक-02/07/2010 and as per Circular No.114 dated 19/07/2010.
10. The remarks from Chief Engineer (M & E) of M.C.G.M. for adequacy of mechanical light and ventilation system will be insisted before plinth C.C.
11. The Developer shall pay Rs. 40,000/- 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:

  
Executive Engineer

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12. 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.mt. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 at the rate of 3% per Annum in same manner for Private Land.
18. 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.
19. 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.

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In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

20. The Developer/Chief Promoter 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.
21. 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.
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 conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within 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 newspapers 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. 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 project 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.
26. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

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

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27. 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.
28. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

**Additional LOI Conditions:**

1. That you shall execute standard format of Individual agreement to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
2. As per the Circular No. 137 you shall pay charges of identity card of eligible slum dwellers/lottery.
3. As per the circular No. 138, you shall pay the Structural Audit Fees as per the SRA policy.
4. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office order/126/2016 dtd. 22/02/2016.
5. High Rise 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 Rehabilitation / Composite building.

Entire 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.

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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 building.

Entire 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.



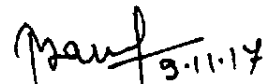
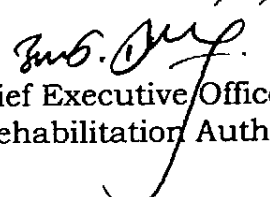
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
6. That you shall submit P. R., card in name of original owner Shri. K. S. Dhurandhar before asking for O.C.C. to rehab building no. 1.
7. That you shall submit Certified Annexure-II from Competent Authority before asking for plinth C.C. to wing 'B' of rehab building no. 1.
8. That you shall submit NOC from Dy. Ch. Eng.(SWD) regarding Nalla insisted before asking for plinth C.C. to sale building no. 4
9. That you shall submit and get Layout approved before granting plinth C.C to the Sale building no. 3 in the layout.
10. That you shall maintain the location of the R.G. & Park reservation in layout at the location as approved by the Chief Engineer (Development Plan) and it will be hand over to the Municipal Corporation of Greater Mumbai free of cost and free of any consideration, duly developed with access to the same from Municipal Road, before asking for C.C. for last 25% of the sale building.
11. That you shall submit NOC from E. E.(T & C) of MCGM, before asking further C.C. to the sale building no. 2.
12. That you shall submit NOC from CFO, before asking for C.C. to the respective building in the layout.
13. That you shall submit registered undertaking from the Developer for not misusing stilt before granting C.C. to rehab building.
14. That you shall submit registered undertaking for not misusing part terrace / Pocket terrace before granting Further C.C. to sale building.
15. That you shall submit registered undertaking from developer for handing over of fitness center to society free of cost before OCC.
16. That you shall pay labour cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.

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17. That you shall submit revised MOE&F NOC before granting C.C. beyond permissible BUA as per current NOC.


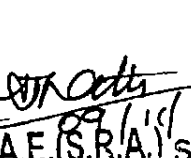

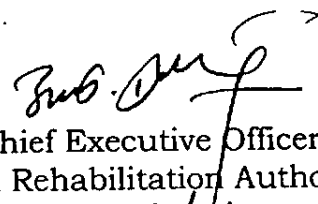
If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

     
S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer Chief Executive Officer  
Slum Rehabilitation Authority Slum Rehabilitation Authority  
(Hon'ble CEO(SRA) has signed LOI dated 24/06/2017)

**Copy to:**

1. Municipal Commissioner, "R/S" Ward MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/S" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl. /Dy. Collector etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.

     
S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer Chief Executive Officer  
Slum Rehabilitation Authority Slum Rehabilitation Authority  
(Hon'ble CEO(SRA) has signed LOI dated 24/06/2017) 9/11