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Issue of
SRA/ENG/2846/S/PL/LOI
188
6/11/17



Slum Rehabilitation Authority

No.: SRA/ ENG/2846/S/PL/LOI

Date:

6 NOV 2017

1. **Architect** : Mr. Santoshkumar Dubey of M/s. Matrix
702, Marathon Max, Mulund Goregaon Link
Road, Mulund (west), Mumbai-400 080.
2. **Developer** : M/s. Nexzone Energy Utilities LLP
702, Marathon Max, Mulund Goregaon Link
Road, Mulund (west), Mumbai-400 080.
3. **Society** : Seven Hills SRA C.H.S. (Prop.)
CTS No. 12(pt.), 55, 55/1 to 14, 56, 56/1 to 7
of village Bhandup, T.P.Road, Bhandup (w) ,
Mumbai - 400 078.


Subject : Issue of LOI- Proposed S. R. Scheme on plot bearing C.T.S No.
12(pt.), 55, 55/1 to 14, 56, 56/1 to 7 of village Bhandup,
T.P.Road, Bhandup (w), 'S' Ward, Mumbai - 400 078.


Ref: SRA/ ENG/2846/T/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.
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.


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


Executive Engineer
Slum Rehabilitation Authority

d/c

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The salient features of the scheme are as under:

Sr. No	Description	Scheme parameters		
		Slum plot 33(10)	Non-slum plot (1.00 Zonal FSI+ 0.50 TDR+ 0.50 additional FSI)	Total
1	Plot area considered for proposal	2291.02	307.60	2598.62
2	Less:			
	a. Area under Set back. 9.15M. wide D.P. Road	209.49	-	209.49
	b. Proposed 9.00 M. wide realignment existing Road	478.11	-	478.11
	c. Total (a+b)	687.60		
3	Net plot area	1603.42	307.60	1911.02
4	Less 15% R.G.	N. A.	N. A.	N.A.
5	Balance plot area	1603.42	307.60	1911.02
6	Add: Area under Set back.	Nil	Nil	Nil
	a. Area under Set back. 9.15M. wide D.P. Road	209.49	--	209.49
	b. Proposed 9.00 M. wide realignment existing Road	478.11	--	478.11
7	Total Plot Area for FSI	2291.02	307.60	2598.62
8	Permissible FSI on plot	3.00	1.00	
9	Max. Permissible BUA in situ	6873.06	307.60	7180.66
10	Rehab BUA	3187.86	-	3187.86
11	BUA Area under Balwadi, Welfare Center, Society Office & Common passage	1206.61	-	1206.61
12	Rehab Component	4394.46	-	4394.46
13	Permissible Sale Component	4394.46	307.60	4702.06
14	Total BUA sanctioned for the scheme	7582.32	307.60	7889.92
15	FSI sanctioned for the Project	3.31	1.00	-
16	Sale BUA permissible in-situ excluding additional 0.50 FSI & 0.50 TDR for Non-slum area	3685.20	307.60	3992.8
17	Total BUA proposed to be consumed in-situ on plot (Rehab + Sale) excluding additional 0.50 FSI & 0.50 TDR for Non-slum area	6873.06	307.60	7180.66
18	Spillover TDR generated under Cl. 3.8 of Appendix-IV of Reg. 33(10) of DCR 1991	709.26	-	709.26
19	Additional 0.50 FSI by paying premium for Non-slum area as per Modified Reg. 32 of DCR 1991	-	153.80	153.8
20	Addition to the extent of 0.50 FSI for Non-slum area in lieu	-	153.80	153.8

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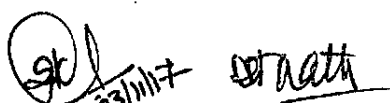
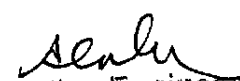
	of TDR purchased from outside or part spillover slum TDR generated as per 18 above			
21	Total additional 0.50 FSI + 0.50 TDR proposed to be loaded on Non-slum area		307.60	307.60
22	Total Sale BUA proposed to be consumed in-situ including additional 0.50 FSI + 0.50 TDR on Non-slum area	3685.20	615.20	4300.40
23	Total BUA (Rehab + Sale) proposed to be consumed In-situ including additional 0.50 FSI & 0.50 TDR/FSI on Non-slum area	6873.06	615.20	7488.26
24	Total FSI proposed to be consumed In-situ on plot (24/7)	3.00	2.00	-
25	Nos. of slum dwellers to Re-accommodate a) Rehab residential b) Rehab Comm. c) R/C d) Balwadi e) Welfare centre f) Society office	88 Nos. 05 Nos. Nil 02 Nos. 02 Nos. 01 No.		88 Nos. 05 Nos. Nil 02 Nos. 02 Nos. 01 No.
26	No. of PAP generated in the scheme (provision is kept for non-eligible existing T/s. as per Cl. 3.12 (D) of Appendix IV of Reg. 33(10) of DCR 1991.)	16 Nos.		16 Nos.

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 :- Private Owner.

6. Details to Access :- As per road status remark vide no. ACS/32885/AEMS dated 16/04/15, issued by Asstt. Engineer (Maint) 'S' Ward, plot is accessible by 6.45 mtrs. (avg.) wide existing road. S.R. Scheme on adjoining plot is already obtained there to there is 9.15 mt. wide realigned D.P. Road up to the plot u./ref.

7. Details of D.P. Remarks :- As per D. P. Remarks vide u/no. CHE/916243969/DP/ES/S dt. 06/05/2016, the S. R. scheme u/ref. on plot bearing C.T.S. No. 12(pt.), 55, 55/1 to 14, 56, 56/1 to 7 of village


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Bhandup, falls in "Residential Zone" and not reserved for any other public purpose.

8. 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 and Circular no. 7B dated 10/08/2016 as decided by the Authority.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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 be obtained from the CEO/SRA with valid reasons.
15. 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

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Competent Authority they shall be accommodated as members of registered society.

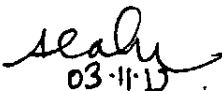
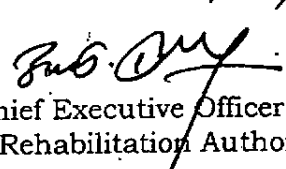
16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
17. 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.
18. 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 news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. 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.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. 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.
22. That you shall pay additional maintenance surcharge amounting to 20% of maintenance deposit if the shear wall technology is not adopted for construction of Rehab Building where plot area is between 4000 to 10000 sq.mt.
23. As per the SRA circular No. 154, that you shall adopt the shear wall technology if the plot area is more than 10000 sq. mt.
24. That you shall register with RERA authority as per RERA Dept.

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- 25. That you shall comply the condition mention in Appendix IV of Notification of Ministry and Environment forest & climate change dated 09/12/2016.
- 26. That C.C beyond 24 mt. hight of sale wing will be release after the development of full width of 9.15 mt access road.
- 27. That you shall submit concurrence from Ch.Eng (DP) M.C.G.M regarding the realignment of existing road.

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,

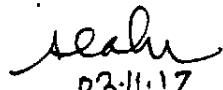
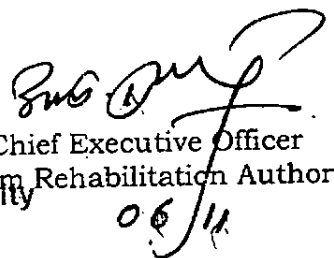
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 Executive Engineer
 S.E. (S.R.A.) Slum Rehabilitation Authority

 Chief Executive Officer
 Slum Rehabilitation Authority

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(Hon. CEO (SRA) has signed the LOI on 29/6/2017)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

 03-11-17
 Executive Engineer
 S.E. (S.R.A.) Slum Rehabilitation Authority

 Chief Executive Officer
 Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 29/6/2017)

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