



SLUM REHABILITATION AUTHORITY

No.:P-N/PVT/0223/20230517/LOI

Date:

15 SEP 2023

1. **Architect :** Mr. Tofique Ali of M/s. Hakeem and associates
UB 11, Dheeraj Heritage Commercial,
S.V.Road, Sanracruz (W) Mumbai-400 054.
2. **Developer :** M/s. VP Casa constructions LLP.
UB 10, Dheeraj Heritage Commercial,
S.V.Road, Sanracruz (W) Mumbai-400 054.

Subject : **Letter of Intent (LOI)** for Proposed S.R. Scheme under Reg. 33(11) of DCPR 2034 on non-slum plot bearing C.T.S. No. 764, 764/1 to 764/7 of Malad North, Malad (west), Mamledarwadi Road, Taluka-Borivili, Mumbai-400064.

Reference : Your SOP application letter dated 25/05/2023

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** is considered and approved for the sanctioned **FSI upto 4.00** (Four Point Zero) in accordance with provisions of Reg. 33 (11) DCPR 2034, subject to the following conditions.

1. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for bldg. of the project then this LOI will remain valid till completion of estimated project period.
2. 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.
3. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.

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4. That you shall not block existing access 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.
5. That you shall hand over 26 numbers of PTC tenements each of carpet area 27.88 Sq. mt. and 5 nos. amenity tenements (1 no of balwadi, 1 no. welfare center, 1 no. of Yogalaya, 1 no. of library and 1 no society office) to the Competent Authority each of free of cost. The PTC tenements shall be marked as a 'PTC' on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority.
6. That the CC to the incentive sale FSI will be released in proportion to the construction of PTC BUA.
7. That you shall restrict the built-up area meant for sale in the open market and built up area for PTC tenements as per the scheme parameters as per the statement given below.

Calculation of FSI and scheme parameters:-

Sr. No.	Particulars	LOI Parameters (in Sq. Mt.)			
1	Area of plot considered for the scheme	795.00			
2	Deductions for Road setback area	59.01			
3	Amenity as per Regulation 14	Nil			
4	Total Deductions	Nil			
5	Net Plot Area	735.99			
6	Addition for FSI purpose	59.01			
7	Total area for FSI computation	795.00			
8	FSI permissible on Plot	4.00			
9	BUA Permissible on Plot	3180.00			
10	(-) Zonal Basic FSI	795.00			
11	Protected FSI	270.12			
12	Balance Additional FSI permissible	2114.88			
13	Permissible PTC BUA	(2114.88X 50%) = 1057.44			
14	Permissible Sale BUA	(2114.88X 50%) = 1057.44			
15	BUA Permissible on plot	Zonal	Free Sale	PTC	Total
		795.00	1057.44	1057.44	2909.88
	Protected FSI	270.12	--	--	270.12
16	Total BUA Permissible on plot	1065.12	1057.44	1057.44	3180.00
17	Proposed BUA under Reg. 33(11)	1065.12	1055.47	1059.41	3180.00
18	Total Sale BUA proposed	2120.59			
19	No. of Tenements proposed	31 nos. (Including Amenity)			

8. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damages or claim arising out of any sort of litigation / property owners or otherwise.
9. That the quality of Construction work of building shall be strictly monitored by concerned Architect/L.S., Site supervisor & Structural engineer and quarterly report on quality of work carried out shall be submitted with test result etc.
10. That this letter of intent is issued on the basis of plot area certified by the Architect and other relevant document. In the event of change of any of the above parameters, during actual site survey by D.I.L.R / city survey office, then the built-up area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I on the plot upto 4.00.
11. 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.
12. 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.
13. That you shall submit plot boundary demarcation from concern department.
14. That you shall submit demarcation of 18.30 mt. wide D.P. road from concern department.
15. The Developer shall pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
16. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
17. That you shall handover Society office and Fitness center proposed for sale tenements to sale society.
18. That the arithmetical error if any revealed at any time shall be corrected on either side.
19. That you shall pay development charges as per Clause 124 E of M.R. & T.P. Act separately as per provisions of M.R. & T.P. Act.
20. That you shall bear the cost towards displaying the details of date of issue of important document like LOI, C.C., O.C.C. on SRA website.

21. The owner/Developer shall display the name at site before starting of the work giving the details such as name, address and contact no. of owner/Developer, Architect/L.S., Structural Engineer, Approval No. & Date of LOI & IOA.
22. That you shall handover Society office proposed for sale tenements to sale society.
23. As per Circular No. 130, Labourcess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
24. That you shall submit the Regd. Undertaking from developer stating therein that "if any litigation arises due to deficient open space, inadequate light ventilation, failure of mechanical parking, SRA and its officers will not be held responsible for the same. A clause to that effect will also be incorporated in the agreement of prospective buyers stating therein that, they will not complain to any Authority regarding the deficient open space, inadequate light ventilation & failure of mechanical parking will indemnify Hon'ble CEO(SRA) and its officers against any litigations arises out of it" before plinth CC to building under reference.
25. That you shall submit the Registered Undertaking from developer that, Not misusing of stilt & Basement area, Entrance Lobby, Part/Pocket terrace, Refuge area, fitness Centre, Society office, Servant Toilet, Parking spaces before granting Plinth C.C to the bldg. under reference.
26. That you shall register with MahaRERA authority as per RERA act & submit copy of same to this office.
27. That you shall handover the demarcated buildable/non-buildable reservation and/or built-up amenity structure/Road setback area to MCGM and/or user department free of cost & free of encumbrances before requesting CC to the last 25% for Sale BUA in the scheme as per MCGM specification and certificate to that effect shall be obtained and submitted.
28. That you shall submit NOC from Ch.Eng.(M&E)/Remarks from Consultant for basement and sanitary duct.
29. That you shall submit NOC from CFO of MCGM.
30. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
31. That the work shall not carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.

32. That you shall design the slab of the U.G. Tank shall be designed with "AA" class loading to bear the vehicular load of fire engine.
33. That you shall obtain NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
34. That you shall obtain NOC/Remarks for Water supply tunnel safety band from A.E. P/N ward before any excavation/deep foundation/Plinth CC to building.
35. The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by owner at his own cost till handing over to the concern authority by providing security guards etc.
36. That you shall be abide to fulfil the directions given in SRA's circular no. 209 dated 01/08/2023 and undertaking to that effect shall be submit before asking IOA to bldg. under reference.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation no 33(11) of DCPR 2034 in the office of the undersigned.

Yours faithfully,




Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "P-N" Ward, M.C.G.M.
4. Addl/Dy.Collector (Enc. & Rem.) Mumbai 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.

Yours faithfully,



for Chief Executive Officer
Slum Rehabilitation Authority