



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/1683/ME/STGL/LOI

Date: **26 MAR 2024**

To,

- Architect** : Mr. Nikhil Dikshit of Shilp Associates
3rd Floor, 317, E-sugare, Subhash Road,
above SBI Bank, Vile parle east,
Mumbai – 400 057.
- Developer** : M/s. Vensco Projects LLP
B-905, Kohinoor Square,
Opp. Sena Bhavan, Shivaji Park,
Dadar West, Mumbai
- Society** : JeevanSangram SRA CHS Ltd &Shraddha Saburi SRA
CHS Ltd.
- Subject** : **Revised LOI** by conversion of ongoing S.R. Scheme in
to-to for proposed Slum Rehabilitation Scheme on land
bearing CTS Nos. 27A (pt), new CTS 502, of Village
Wadhavali, situated at C Gidwani Marg, Chembur,
Mumbai 400071 in M/East ward for JeevanSangam SRA
CHS Ltd. &Shradha Saburi SRA CHS Ltd. under Reg. 9
(6)(a) & cl. 3.13 of reg. 33(10) of DCPR 2034

With reference to the above mentioned Slum Rehabilitation Scheme on property bearing plot bearing CTS Nos. 27A (pt), new CTS 502, of Village Wadhavali, situated at C Gidwani Marg, Chembur, Mumbai 400071 in M/East ward MCGM, this office is pleased to inform you that this **Revised Letter of Intent** is principally approved for the sanctioned **FSI of 4.31 (Four Point Three One)** in accordance with provisions of DCPR- 2034, which shall be allowed to be consumed on the plot, subject to the following conditions.

1. This Revised 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 Revised LOI is in continuation of earlier LOI dtd. 01/09/2009&11/02/2013.
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.

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Scheme Parameters

Sr. No.	Description	Area in sq. mt.
1	Area of plot	8755.10
2	Deduct	
	a) Area under D.P. Road	NIL
	b) Reservation if any	901.65
3	Balance Area	7853.45
4	Deduction 15% RG (if applicable)	NIL
5	Net area of plot for computation of t/s density	7853.45
6	Addition for FSI purpose 2 (a & b) above 100%	901.65
7	Plot area for FSI	8755.10
8	Max. FSI permissible on plot.	4.00
9	Max. BUA permissible on plot	35020.40
10	Rehab BUA	14914.34
11	Passage area & Amenity structure area	6873.34
12	Rehabilitation component (10+11)	21787.71
13	Sale Component permissible (12 x 1.05)	22877.10
14	Total BUA sanctioned for project (10 + 13)	37791.44
15	FSI sanctioned for project (14/1)	4.31
16	Sale BUA permissible in situ	22877.10
17	Nos. of slum dwellers to be re-accommodated Res. - 338 Comm. - 132 R/C - 01 Ex. Amenities - NIL	471
18	Nos. of Provisional PAP in the scheme	57
19	PAP	Nil
20	Religious Structure	02
21	Area of buildable reservation to be handed to MCGM free of cost Maternity Home and Post Office	3606.62

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 various provision of IPC 1860 and Indian Evidence Act.1872.

5. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of ASR to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority in addition to that under 124(E).
6. The Developer shall hand over PAP tenements if any within one months after grant of OCC. The said PAP tenements as mentioned in salient features condition 4 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 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.
7. That you shall submit the Revised NOC from CFO, NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M&E) before asking further CC building under reference.
8. That you shall pay layout scrutiny fees before asking amended plans.
9. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
10. That the work shall not be 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 Dept.
11. That you shall submit Registered Undertaking, stating that, the said entrance lobby will not be misused in Rehab Bldg.
12. 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.
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.

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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.

15. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.500/- 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.
16. The IOA/Building plans will be approved in accordance with the DCPR-2034 and prevailing rules, policies and conditions at the time of approval.
17. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
18. 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.
19. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
20. 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 before issuance of further approvals.
21. That you shall construct tenements in shear wall technology as per Circular No.154.
22. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab Building.
23. That the Rain Water Harvesting system should be installed/provided as per the provision of 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 at all the times, Failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built up area shall be leviable.
24. That the work shall not be 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 Dept.
25. That you shall register the said project with MAHA- RERA Authority and the certificate regarding the same shall be submitted to this office for record.
26. That you shall abide and ensure the compliance of the provision of Building Construction Act while executing the scheme.

27. That the cognizance of Govt. Notification No. झोपयो-१२०३/प्र.क्र.४६/२०१९/झोपसू-१ दिनांक २८.०८.२०१९ shall be taken & the conditions mentioned in the notification to be followed scrupulously.
28. That you shall revise the LOI as per final certification of Annexure-II for the eligibility of slum dwellers.
29. That you shall submit revised valid Civil Aviation Remarks before requesting further CC to any building.
30. That you shall enter into Tri-party Agreement with Slum Society and concerned company for maintenance of Parking Tower before requesting OC and also make the provision of alternate source of energy i.e. power back up facility in case of power failure for effective functioning of mechanical arrangement of Parking Tower.
31. As per Circular no.130 Cess charges of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
32. That the rehab / composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by SRA.
33. That the Registered Undertaking from the Developer shall be submitted for the following: -
- i) Not misusing part/pocket terrace of Composite bldg.
 - ii) To demolish the excess area if constructed beyond permissible F.S.I.
 - iii) Not to misuse Puzzle/Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - iv) Not to misuse the entrance lobby.
 - v) That the buyers / member will not be held liable to SRA for failure of mechanical/stack parking system in future.
 - vi) Not misusing the society office for any other purpose than specified or for not creating any third-party interest in whatsoever manner of Rehab building/wing.
 - vii) The Developer shall do the electro mechanical maintenance the High Rise Rehab wing/building for a period of 10 years from the date of Occupation of the said buildings before approval of OCC to rehab bldg./wing u/Ref.
 - viii) Not misusing part/pocket terrace, service floor for sale wing/rehab wing.
 - ix) That you shall submit the necessary consents from Rehab commercial tenements as per SRA circular no.140 before granting CC to the building u/r.

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- x) That Indemnity Bond Indemnifying SRA and SRA staff mentioning therein that, the SRA and SRA staff will not be held responsible from any unwanted incident due to proposed stack/ mechanical parking such as loss of life, damage of the property, goods, noise pollution etc.
34. That the rehab / composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by SRA.
35. 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 Asst. Register 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. Annexure-II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
36. That you shall submit a registered undertaking before CC to the sale wing/building from the Developer stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA, and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future.
37. That you shall get D. P. Road/set back land demarcated from A.E.(Survey) D.P./ T&C department of MCGM and handed over to MCGM free of cost and free of encumbrances by transferring the ownership in the name of MCGM duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
38. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D. C. Regulation no 37 (24), prior to commencing the building work & the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstruction 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 for CC of Sale Building.
39. That you shall comply the conditions laid down in SRA's circular No.209, 210, 213, 215, 216.
40. That you shall Layout scrutiny fees will be recovered before issue of amended plan.
41. That you shall submit necessary permission from concerned Authority, as well as CEO NOC before demolishing religious structures

42. That you shall submit remarks from Chief Engineer (M&E) of M.C.G.M. for adequacy of Mechanical light and ventilation system before issue of further C.C. to the building under reference.
43. That you shall submit A registered undertaking stating therein that, "If any litigation arises from the prospective buyers due to deficient AVS with MVS, SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient AVS and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future."
44. That you shall submit stability certificate from Registered Structural Engineer for bldg. u/ref., before asking amended plans.
45. That you shall incorporate a condition in the agreement of End-User SRA and its officers will not be held responsible for failure of mechanical parking or accident occurred due to failure of mechanical parking.
46. That the developer shall be held liable for any repairs/rectification required in the Defect liability period of 10 years from the date of grant of occupation certificate (except in case of calamities, damages due to war, riots) to rehab building/rehab portion of composite building for which Bank Guarantee & deposit of the developer shall be withheld with SRA.
47. That the Developer shall provide steel doors in place of grill doors to the Lift of the Rehab building/Rehab Wing/Composite Building/Sale Building/ Sale wing.
48. That the Developer Shall submit an undertaking stating that all the conditions/requirements of CFO(NOC) /CFO department are complied by them as regards provision of Fire Safety Equipment and Preventive measures thebuilding for obtaining part/full Occupation Certificate.
49. That the Developer shall submit certificate i.e. form B initially (1st time)from CFO department BMC as regards the maintenance of existing firefighting and life safety equipment and its good and efficient working condition, before requesting OCC to the building under reference.
50. That after OCC to the building, the concerned Society /occupier/Party shall submit a certificate i.e. form B issued from BMC registered Fire and life safety consultant twice a year i.e. in the month of January/July as regards the maintenance of existing firefighting and life safety equipment and its good and efficient working condition also after 10 years from the date of OCC the concerned society/owner/party shall execute an agreement for further period with a fire-fighting equipment supplying company/lift supply company Electro Mechanical system supply company.

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If applicants Society/Developer/Architect are agreeable to all these conditions, then they submit proposal for approval of plans separately for each building/wing, in conformity with DCPR-2034 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours Faithfully;


-sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, BMC.
2. Collector, MSD
3. A.C., "M/East" Ward, BMC
4. Dy. Collector (SRA) (S.C.) - Copy for information to take further necessary action as per circular no.37.
5. H.E. BMC.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.
7. Assistant Director, Director of Enforcement, Mumbai
Zonal Office-1, Kaiser-I,
Hind Building, 4th Floor,
Ballard Estate, Mumbai - 400 001.
8. Deputy Director, Director of Enforcement, Mumbai
Zonal Office-1, Kaiser-I,
Hind Building, 4th Floor,
Ballard Estate, Mumbai - 400 001.

for 
Chief Executive Officer
Slum Rehabilitation Authority