



SLUM REHABILITATION AUTHORITY

No.: GN/PVT/0034/20221004

Date:

28 FEB 2024

- 1) **Architect** : Shri. Arif L Shah
M/s. Atharva Consultants
56/2560, Sanman CHSL,
Near Bank of Maharashtra
Gandhi Nagar, Bandra (E),
Mumbai - 400 051
- 2) **Developer/Owner** : **M/s. Aryaman Enterprises**
101, Rishabh Apartments,
Khandelwal Layout,
Ever shine Nagar,
Malad (W), Mumbai - 400 064
- 3) **Society** : **"Kalsekar SRA CHS (Prop.)"**
F.P. No. 465 of T.P.S. No. III of Mahim
Division, Bhagoji Keer Road, Mumbai - 400
016 in "G/N" ward of M.C.G.M. for
"Kalsekar SRA CHS (Proposed)"

Subject : **"Letter of Intent"** of proposed Slum Rehabilitation Scheme on plot bearing F.P. No. 465 of T.P.S. No. III of Mahim Division, Bhagoji Keer Road, Mumbai - 400 016 in "G/N" Ward of M.C.G.M. under Reg. 33(10) of DCPR-2034 for "Kalsekar SRA CHS (Proposed)"

Reference : GN/PVT/0034/20221004

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) under Reg. 33(10) of DCPR-2034**, subject to the following conditions;

- 1) This Letter on 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 building of the project then this LOI will remain valid till validity of IOA /CC.
- 3) The Developer shall pay ₹. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR-2034 and shall also pay Infrastructural Development Charges 2% of Ready Reckoner prevailing on the date of issue of LOI as per clause 9.2 Reg. 33(10) of DCPR-2034.

- 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.

- 5) **The Salient feature of the scheme are as under;**

Sr. No.	Description	Plot Area in Sq. Mt.
1)	Area for plot considered for the scheme	407.19
2)	Deduction	-
	a) Road Set-Back	-
3)	Total Deduction	-
4)	Balance area of Plot	407.19
5)	Addition Road Set-Back for FSI Computation	-
6)	Total plot area for FSI Purpose	407.19
7)	Maximum FSI to be attained as per clause 3.8 of Reg. 33(10) of DCPR-2034	4.00 or sanctioned FSI whichever is higher
8)	a) Rehab Built-up Area	867.22
	b) Rehab passage + Amenities	455.30
9)	Rehab Component (8a+8b)	1322.52
10)	Incentive FSI permissible (Rehab Component to Sale Component)	1.0
11)	Total Sale Component permissible (1322.52 x 1.0)	1322.52
12)	Total Sale Component proposed in-situ	1322.52
13)	Total BUA sanctioned for the scheme (8a+12)	2189.74
14)	FSI Sanctioned for the scheme (13/6)	5.38
15)	Total BUA proposed to be consumed in-situ (8a+12)	2189.74
16)	Total FSI Consumed in-situ (9a+14)	5.38
17)	TDR generate in scheme (10b-14)	-
18)	Total nos. of tenements to be accommodated in the scheme (including PAP's) (20 Nos. + 07 Nos.)	27 Nos.
19)	Total nos. of tenements as per Annexure – II	
	Eligible	
	a) Residential	16 Nos.
	c) Commercial	01 No.
	Non- Eligible (Provisional PAP T/s)	
	a) Residential	03 Nos.
	b) Commercial	-
20)	PAP generated in the Scheme (18 – 19)	07 Nos.

- 6) This LOI is issued on the basis of documents submitted by the applicant. If any of the documents submitted by Architect, Owner/Developer and Society are proved fraudulent /misappropriated before the Competent Court/AGRC and if directed by Competent Court/AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person Society, Owner/Developer, Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act. 1872.

- 7) Details of Land Ownership : - Private plot
- 8) Details to Access : - The plot under reference is accessible by 40'-0" (12.20 Mtr.) wide existing road and 50'-0" (15.24 Mtr.) wide Bhagoji Keer Road.
- 9) The Developer shall hand over PAP's and Provisional PAP's tenements, if any within one month after grant of OCC. The said PAP tenements as mentioned in "salient feature" of LOI Conditions No. 5(17a) & (18) above handed over to the Estate Manager at Slum Rehabilitation Authority or any Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq. Mt. free of cost.

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The PAP tenements shall be marked as a PAP's tenement on front doors prominently. After completion of the composite building, PAP's tenements shall be protected by the developer as his cost till handing over to the concerned authority by providing security guards etc.

- 10) The Amenity Tenements as mentioned in salient feature of LOI Conditions No. 5(18) above within 30 days from the date of issue of OCC of the composite building u/ref. Handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Carpet area in Sq. mt.	Location	Amenity handed over to
i)	Society Office	Upto 20.00	Gr. Floor	To be handed over to the society of slum dwellers
ii)	Balwadi	27.88	1 st Floor	To be handed over to the Woman and Child Welfare Department, Government of Maharashtra.
iii)	Welfare Center	27.88	1 st Floor	To be handed over to the society of slum dwellers
iv)	Amenity - 1 (Library)	27.88	2 nd Floor	To be handed over to the society of slum dwellers
v)	Amenity - 2 (Gymnasium)	27.88	2 nd Floor	To be handed over to the society of slum dwellers

- 11) **A.** The Society, Owner/Developer and 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) with in a period of two weeks from the date of issue of this LOI.
- B.** The Owner/Developer and 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 (SRA) with two months from the date of issue of LOI.
- 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 Owner/Developer shall register society of all eligible slum dwellers to be re-house under Slum Rehabilitation Scheme before issue of C.C. after finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
- 14) The Owner/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.
- 15) The Owner/Developer shall complete the rehab component of project within the stipulated time period from the date of issue of C.C. of the composite building u/ref. as mentioned below: -
Plot area upto 4000 Sq. Mt → 36 months.
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
- 16) The Owner/Developer, Architect shall submit the duly notarized Indemnity Bond on ₹. 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 Owner/Developer shall not block existing access/easement right leading to adjoining structure /users and shall make provision of adequate access to the adjoining land lock 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) The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulation - 2034 and prevailing rules, policies and conditions at the time of approval.
- 19) The Arithmetical error/topographical error, if any revealed at any time shall be corrected on either side.
- 20) That proper safety measure like barricading safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the owner/developer along with their concerned technical team shall be solely responsible for safety.
- 21) That you shall get D.P. Road/set-back land demarcated from A.E.(Survey), D.P. & T.P. and T & C department of MCGM and handed over to MCGM free of cost and free of encumbrance 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 10% of sale built-up area approved in the scheme.
- 22) That you shall submit the NOC from CFO of MCGM before asking C.C. of the building u/ref.

- 23) That you shall submit the NOC from E.E.(T&C) of MCGM or Parking Consultant before asking C.C. of the building u/r.
- 24) That you shall submit the NOC from Ch.Eng.(M & E) of MCGM before asking C.C. of the building u/r.
- 25) That you shall submit the NOC from Electric Company for Electric Meter Room and Electric Sub-station before asking C.C. of the building u/ref.
- 26) That you shall submit the 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 situ to designated land fill sites as per C & D waste management plan rule 2016.
- 27) That you shall submit Registered Agreement for
 - i) *Peer review from Registered structural Engineer/Consultants being it is R.C.C./M.S. Structure.*
 - ii) *areas covered by parking floors will not be misused.*
 - iii) *NOC from E.E(T & C) /Traffic Consultants as per EODB guidelines.*
 - iv) *Indemnity Bond Indemnifying SRA & SRA staff mentioning therein that, the SRA & SRA staff will not be held responsible from any unwanted incident such as loss of life, mechanical failure of operating system of parking, damage of the property, goods, noise pollution etc. at the same time it is insisted that developer will incorporate the said condition Sale Agreements of prospective buyers and agreements of to be Rehabilitation Tenements (Rehab T/s. & PAP) of the composite building u/ref.*
- 28) That you shall submit a Registered undertaking *"If any litigation arises from the prospective buyers due to open space, Mechanical puzzle car Parking System, deficient Air Ventilation Shaft, 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 in planned with deficient Air Ventilation Shaft and the buyers shall not complain in SRA for the same at any point of time*
- 29) That the Owner/Developer shall ensure compliance of the provision 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. 1/2015.
- 30) 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 Department.
- 31) That you shall make provision of Rain Harvesting Sys tem as per UDD Government of Maharashtra Notification u.no. TPB/432001/2133/CR/-230/01/UD-11 dated 10/03/2005 in the said S. R. Scheme.
- 32) That you shall execute the Conveyance Deed for rehab component and sale component or composite building before requesting BCC certificate respectively.

- 33) That you shall comply condition mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.
- 34) That you shall incorporate a condition in the agreements of END Users to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized puzzle car parking provision, as well as, copy of such specimen agreement shall be submitted to SRA Administration, SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.
- 35) That you shall submit self-certified structural audit certificate from registered structural engineer at the time of application for occupation certificate & structural stability certificate from registered structural engineer having minimum experience of 5 years for rehab building at the end of defect liability period or application for release of bank guarantee.
- 36) That you shall abide with all proceeding /orders of court of law or any judicial / cozy judicial forums arising out of S.R. scheme under reference if any, you shall submit proposals by taking due cognizance of it from time to time.
- 37) That you shall display bilingual sign boards on site and painting SRA logo on rehab buildings as per Circular No. SRA/Admn/Circular No.64/569/2004 dated 14/10/2014.
- 38) That you shall register with RERA authority as per RERA act & submit copy of the same.
- 39) The owner/developer shall provide & install lifts from the companies which are private / public limited or private firms having ISO certificate.
- 40) That all Lift installations in newly proposed SRA Building shall be of advanced version equipped with all safety feature and automated elevator technology along with lift capacity for at least 8 persons (the minimum shaft size shall be W1800 mm X D1800 mm) instead 4 or 6 person considering increased lift handing capacity over a period to time.
- 41) That CCTV shall be installed in lift car and in working conditions all the time & trained lift operator shall be appointed.
- 42) That you shall comply all conditions of SRA Circular No. 209 dated 01/09/2023, submit a Registered undertaking to that effect and display a board at site clearly including PAP/PTC's tenements in the subject S.R. Scheme in Marathi.
- 43) That you shall comply the conditions given in Circular No. 210 of Slum Rehabilitation Authority at the appropriate stage.
- 44) That you shall comply the conditions given in Circular No. 213 of Slum Rehabilitation Authority at the appropriate stage.

If applicant Society, Owner/Developer and Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building in conformity with the Development Control and Promotion Regulation - 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, G/N ward of MCGM.
2. Additional Collector MSD of Mumbai etc. as applicable.
3. Chief Engineer (Development Plan), M.C.G.M.
4. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no. 37.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

for *Sanjay*
Chief Executive Officer
Slum Rehabilitation Authority