



## SLUM REHABILITATION AUTHORITY

No. P-S/PVT/0108/20230626/LOI  
Date: 26 FEB 2024

1. **Architect** : Shri. Daksh Hirani of  
Daksh Hirani & Associates Pvt. Ltd.,  
103, Metti Villa Chs, Plot No.138, Road No. 9,  
Jawahar Nagar, Goregaon West, Mumbai-62

2. **Developer** : M/s. Velstand Realty LLP,  
Office no.1, Ground Floor,  
Washington Plaza, Off S.V. Road,  
Goregaon West, Mumbai 400104

**Sub.:** LOI by clubbing of

- 1) S.R. Scheme under Regulation 33(11) of DCPR-2034 on non-slum plot bearing C.T.S. No. 627,627/1 to 4 and 630, 630/1 to 11, of Village -Pahadi Goregaon (W), Taluka-Borivali (MSD), Plot No. 151 & 152, Situated at Road No. 1 and Road No. 9, Jawahar Nagar, Goregaon (West), Mumbai- 400 062, in P/S Ward.

### Now proposed clubbing with

- 2) S.R. Scheme 1, Under Reg. 33(10) on slum plot bearing C.T.S. No. 446, 447, 447/1 to 14, 448, 448/1 to 23, 449, 449/ 1to 22, 450, 450/ 1 to 22, 451, 451/ 1 to 25 and 453, 453 / 1 to 21 and on non-slum plot bearing CTS No. 452 of Village Pahadi Goregaon(W), Taluka-Borivali(MSD), situated at road no. 17 & 18, Jawahar nagar, Goregaon (West), Mumbai, in P/South Ward, under regulation 30 of DCPR-2034, for "Ekta SRA CHS (Prop.)" amalgamed with S.R. Scheme 2 on non-slum plot bearing CTS No. 439, 441, 443/A, 443/B & 443/C of Village-Pahadi Goregaon(W), Taluka-Borivali (MSD), situated at Jawahar Nagar Road no. 17, Goregaon (West), under Reg 30 of DCPR-2034 with amalgamation of already accepted S.R Scheme on slum plot bearing CTS No. 440, 440/1 to 21 & 442, 442/1 to 15 of Village-Pahadi Goregaon(W), Taluka-Borivali (MSD), Mumbai, under Reg 33(10) of DCPR-2034, for "Shubham SRA CHS (Prop.)"

**Ref.:** No. P-S/PVT/0108/20230626/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 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 etc. the parameters shall be got revised from time to time.

**The salient features of the scheme are as under:**

Sr. No.	Particulars	Parameters			
1	Area of Plot	1089.40			
2	Deduction for road setback etc.	104.74			
3	Net plot area	984.66			
4	Deduction for 5% Amenity Area	Nil			
5	Net plot area	984.66			
6	Plot area considered for FSI purpose	1089.40			
7	Max. permissible FSI	4.00			
8	Max. BUA permissible	4357.60			
9	FSI (Protected area) as per Reg. 30(C)(a) of DCPR 2034	1170.79			
10	Additional BUA approved on the plot by BMC and now proposed to be retained as "Protected area" as per Reg. 30(C)(a) of DCPR 2034.	81.39			
11	Total Permissible FSI including PTC and incentive sale	FSI for PTC	Incentive Sale	Zonal FSI	Total
		50% of the balance BUA (50% of 4357.60-1170.79)	50% of the balance BUA (50% of 4357.60-1170.79)	1.00 or FSI as per Reg 30(c) whichever is higher.	4.00
12	Permissible BUA	1593.405	1593.405	1170.79	4357.60
13	Proposed BUA	1593.405	1593.405	1170.79	4357.60
14	FSI Consumed	1.4625	1.4625	1.075	4.00
15	PTC BUA swapped out of the Scheme No. 4 u/no. P-S/PVT/0108/20230626/LOI into Scheme No.1: u /no. P-S/PVT/0098/20220603/LOI & Scheme No. 2 : u /no. P-S/PVT/0093/20220211/LOI in lieu of Sale BUA swapped out of the scheme.	(-) 1593.405	--	--	(-) 1593.405



16	Sale BUA Swapped into the Scheme No. 4 u/no. P-S/PVT/0108/20230626/LOI from Scheme No.1: u /no. P-S/PVT/0098/20220603/LOI & Scheme No. 2 : u /no. P-S/PVT/0093/20220211/LOI in lieu of PTC BUA swapped out of the scheme.	--	(+) 1593.405	--	(+) 1593.405
17	Proposed BUA	0.00	3186.81	1170.79	4357.60
18	FSI Consumed	0.00	2.925	1.075	4.00
19	No of tenements to be provided. (including Amenity T/s)	Minimum BUA 1593.405 sq.mts (42 T/s) to be constructed in scheme u. no. Scheme No.1: u /no. P-S/PVT/0098/20220603/LOI & Scheme No. 2: u /no. P-S/PVT/0093/20220211/LOI			

4. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
5. That you shall submit a registered joint undertaking from both developers i.e. M/s. Ariha Buildtech LLP & M/s. Shree Fuleshwari Infrastructure LLP and M/s. Velstand Realty LLP, for stating therein that, the Partners/Directors of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners/Directors of both the developers firm and also indemnifying the SRA & its staff from any litigations, damages, claims, etc before CC of PTC tenements.
6. 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.
7. **Details of land ownership:-** The non-slum plot bearing C.T.S. No. 627,627/1 to 4 and 630, 630/1 to 11, of Village -Pahadi Goregaon (W), Taluka-Borivali (MSD), Plot No. 151 & 152, Situated at Road No. 1 and Road No. 9, Jawahar Nagar, Goregaon (West), Mumbai- 400 062 in P/South Ward, is private Land. The land is owned by Jawahar Nagar CHSL and leased to M/s. Velstand Realty LLP.
8. **Details to Access:** the plot is accessible by accessible by Existing Roads (2 nos.) (9.15 mt. wide sanctioned R.L. by A.E. (Survey) and 18.30 mt. wide sanctioned R.L. by E.E. (T&C).
9. **Details of D.P. 2034 Remarks:** The plot under reference is situated in Residential Zone (R) and not reserved for any public purpose.



10. The Developer shall pay premium as specified in Reg. 33(10)/Reg. 33(11) of DCPR-2034 amended up to date, on account of unearned income with regards to interchanged of BUA of Sale Component due to clubbing of two schemes. The premium shall be paid to SRA in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per Cl. (G) of Reg. 33(11) of DCPR-2034.
11. 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.
12. The Developer shall hand over PTC tenements within three months after grant of OCC to the PTC bldg. The said PTC tenements are mentioned in salient features condition no. 3 above and shall be handed over to the SPPL or any designated Govt. Authority for Project Affected Persons, (each of carpet area 27.88 sq.mt.) free of cost.
13. The Developer shall submit various NOCs, if and as applicable from the concerned authorities, to 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, 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.
16. 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.
17. 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.
18. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
19. That you shall submit the Registered Undertaking from developer, before granting C.C. to the Sale bldg.,
  - i) Not to misuse Part terrace.
  - ii) Not to misuse Entrance Lobby.
  - iii) Not to misuse Stilt.
  - iv) Not to misuse Fitness center and society office as well as handover Fitness Centre/Society office to the registered Society.




20. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation Centres/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.
21. That you shall demarcate the scheme plot from CTSO/DSLIR before requesting plinth CC to the Sale building under reference.
22. High Rise Rehab/Composite & Sale Buildings:-
  - a) That you shall appoint Project Management consultant with prior approval of Dy.Ch.E.(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 plinth CC to the Sale building u/r.
  - c) That the developer shall execute tri-partite Registered agreement between Developer, SPPL & Lift Supplying Co. or maintenance firm before 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 High-rise Sale building u/r.  
 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) That the Developer shall install fire fighting system as per requirement of C.F.O. and to the satisfaction of this department. The Developer shall execute tri-partite registered agreement between developers, SPPL & 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 High-rise Sale building.  
 Entire maintenance 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.
  - e) That the structural design of buildings having height more than 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.
  - f) 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 & necessary charges shall be paid as directed by SRA.
23. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C to the sale building.
24. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
25. That you shall submit RERA registration certificate before asking further CC to the sale building.



26. That you shall abide with all the proceedings/order of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposal by taking due cognizance of it from time to time.
27. 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 parking provisions, 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.
28. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
29. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.
30. That you shall submit the updated property cards in the name of current lease holders of the property, before asking O.C.C. to the building under reference.
31. That you shall handover Road setback incorporating the name of MCGM on separate PRC for setback area will be insisted before granting CC of the last 10% of Sale BUA in the Scheme u/ref.
32. All the conditions mentioned in Notification u.no. झोपूयो-१२०३/प्र.क्र. ४६/२०१९/झोपसू-१. dt 28<sup>th</sup> Aug, 2019, issued by Govt. of Maharashtra shall be complied with by the Developer incorporated condition in the LOI accordingly.
33. That you shall comply the conditions given in Circular No. 213 & 215 of SRA.

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

Yours faithfully,

  
Chief Executive Officer,  
Slum Rehabilitation Authority.

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

**Copy to:**

1. Municipal Commissioner, BMC.
2. Assistant Commissioner, "P/S" Ward, BMC
3. Chief Engineer (Development Plan), BMC
4. H.E. of BMC.
5. I.T. Section (SRA), to publish this LOI on SRA website.

  
for Chief Executive Officer,  
Slum Rehabilitation Authority.