



SLUM REHABILITATION AUTHORITY

No. K-W/PVT/0055/20231009/LOI

Date:

30 JAN 2024

1. **L.S.** : Shri Jinish N. Soni of
M/s. 3 Dimensional Consultants LLP.
Hubtown Solaris, 236, 2nd floor, Prof. N.S.
Phadke Road, Bima Nagar, Andheri(East),
Mumbai. 400 069
2. **Developer** : M/s. D.G. Land Developers Pvt. Ltd.
104, Raghunath Krupa Bldg., Walawalkar wadi,
Aarey Road, Goregaon(East), Mumbai- 400 063

Sub.: Proposed clubbing LOI of two S. R. Schemes i.e.

- 1) Slum Rehabilitation Scheme on plot bearing C.T.S No. 1/74 of Village-Oshiwara, Taluka- Andheri(MSD), at 4th Cross Lane, Opp. Green Acre, Lokhandwala Complex, Andheri (West), Mumbai in K/West ward as per Reg. 33(11) of DCPR 2034. **(Now called as S.R. Scheme no.1)**

Clubbed with

- 2) Slum Rehabilitation Scheme on plot bearing C.T.S No. 50A(Pt), 55(Pt), 55/1 to 10, 55/17 to 22 of Village- Pahadi Goregaon (W), Taluka-Borivali (MSD), Situated at Unnat Nagar, Goregaon (West), Mumbai in P/South Ward, For "1. Kundan SRA CHS (Prop.) 2. Krishna SRA CHS (Prop.) 3. Shiv Darshan SRA CHS (Prop.)" as per Reg. 33(10) of DCPR-2034. **(Now called as S.R. Scheme no.2)**

Ref.: K-W/PVT/0055/20231009/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on 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 following conditions:-

1. That you shall submit NOC regarding hazard line from the concerned authority before issue of plinth C.C. to the bldg. u/ref.
2. 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.

K-W/PVT/0055/20231009/LOI

3. That you shall submit phase wise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for Bldg. u/ref.
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 get D. P. Road/Set back land demarcated from A. E. (Survey)/D.P./T & C department of M.C.G.M. and hand over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. 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.
6. That you have proposed to transfer the PTC BUA to be constructed in Scheme u/r to Scheme No. 2 and transfer equivalent Sale Component to the scheme u/r. Therefore, the sale CC can be released in co-relation of PTC tenements progress.
7. That you shall submit NOC from CFO for proposed Sale Convenience shops at ground floor, before plinth CC to Sale bldg.
8. 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.

The salient features of the scheme are as under:

Sr. No.	Particulars	Area in sq.mts.
1.	Area of Plot	1361.53
2.	Area under road Set-back	Nil
3.	Balance Plot area	1361.53
4.	Plot for FSI purpose	1361.53
5.	Permissible FSI	4.00
6.	Total BUA permissible (4X 5)	5446.12
7.	Basic Plot potential (Zonal FSI 1.00 on Net plot area)	1361.53
8.	Additional BUA as per Assessment Extracts of BMC, proposed to be retained as "Protected area" as per Reg. 30(C) of DCPR 2034	1011.47

9.	Balance area that can be utilized under Reg 33(11) (Max Permissible area - Basic plot area - Protected area)	3073.12			
10.	PTC BUA that can be proposed (Balance Area/2)	1536.56			
11.	BUA Parameters	Basic Zonal BUA (A)	Additional BUA under Reg.33(11)		Total
			PTC BUA (B)	Sale Incentive (C)	
12.	FSI Permissible	1.00	Upto 1.50	Upto 1.50	4.00
13.	Protected BUA as per Reg 30(C) of DCPR 2034	1011.47	---	---	---
14.	Maximum BUA permissible under Reg 33(11) of DCPR 2034	1361.53 (Zonal FSI) 1011.47 (Protected area) = 2373.00	1536.56	1536.56	5446.12
15.	After Clubbing Max. BUA permissible	1361.53 (Zonal FSI) 1011.47 (Protected area) = 2373.00	Nil = 1536.56 PTC BUA transferred to scheme no. 2	3073.12 = (1536.56 incentive sale BUA of scheme + 1536.56 sale BUA transferred from scheme no. 2	5446.12
16.	Total BUA now proposed	2373.00	Nil	3073.12	5446.12
17.	Total FSI utilized on plot	Zonal 1.00 Protected 0.74	1.13	1.13	4.00
18.	PTC BUA Proposed	Nil			
19.	Sale BUA proposed	5446.12			

9. 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/AGRC and if directed by Competent Court /AGRC 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.

10. That you shall get the plot boundaries demarcated from City Survey Officer (SRA) before starting the work as per DCPR 2034 Regulation No. 37 (24), prior to commencing the building work and the

K-W/PVT/0055/20231009/LOI

compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing 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 C.C of sale building.

11. Details of land ownership: - The land under S.R. Scheme is a private land and ownership rights is with Linnie CHSL.
12. Details to access: - the plot under reference is directly accessible by 9.15 mtrs. wide layout road (partly abutting) on south side L.S. has stated that the plot under reference is affected by 27.45 mtrs. wide existing road on North side of the plot u/ref. Being it was shown on as 27.45 mtr. wide proposed realigned D.P. road in SRDP-1991
13. Details of D.P. remarks: - The land under reference is situated in Residential(R) Zone and is not affected/abutted by any reservation and existing amenities for public purpose.
14. The Developer shall complete the project within the stipulated time period from the date of issue of CC to the sale 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.

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.

15. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation / property owners or otherwise.
16. That you as Architect / Developer / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with certificate showing the progress of the construction work on site achieved as per approved phased programme.

Even if the progress is nil, report shall be submitted by the Architect/Licensed Surveyor stating reasons for delay.

17. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect/Licensed Surveyor with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further

18. That this Letter of Intent is issued on the basis of plot area certified by the Architect/Licensed Surveyor and other relevant documents. In the event of changes of any of the above parameters during actual site survey by City Survey office SRA then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 4.00 FSI for portion of land approved u/s. 33(11).
19. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33 (11) upon land, which is not your property.
20. That the Arithmetical/Typographical error if any revealed at any time shall be corrected on either side.
21. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
22. That you shall pay, 2% of ready reckoner per sq.mt.} towards Infrastructural Development charges & total amount of Rs. 2,50,000/- towards legal charges to be kept with slum Rehabilitation Authority.
23. Labour Cess of one percent of total cost of construction (excluding land cost) Shall be recovered before issue of plinth C.C to the bldg. u/r.
24. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
25. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
26. 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.
27. 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, Structural Engineer, Approval No. & Date of LOI & IOA.
28. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dated. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
29. 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.
30. That you shall submit Self-Declaration Certificate for every 3 months stating the progress of the work is as per approved plans.

K-W/PVT/0055/20231009/LOI

31. That you shall install C.C.T.V. Cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I.T. office.
32. 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.
33. A period of four weeks & submit the certificate to this office that you shall register the said project with MAHA- RERA Authority within for office record.
34. That Developer shall ensure compliance of the provision of building and other construction worker (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No (s) 1/2015.
35. 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.
36. That you shall bring confirmation of height of topmost part of the building structure from agency appointed by Civil Aviation Authority before asking full OCC to the building under reference.
37. That you shall submit registered undertaking stating that there is no legal litigation or any restraining order issued by any court or any competent authority against the developer or the plot for re development of the said property before asking plinth C.C. to the bldg. u/r.
38. That you shall submit NOC from Civil Aviation Authority for permissible height, before issue of further C.C. for building under reference.
39. 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.
40. That you shall submit a registered joint undertaking from both the Developer, M/s. D.G. Land Developers Pvt. Ltd. and M/s. A. A. Developers, 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.

41. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.
42. That you shall comply the conditions mentioned in SRA circular no. 215.

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 the DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

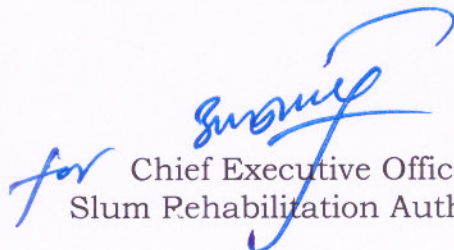


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Asstt. Assessor & Collector, "K/West" Ward, BMC
2. Chief Engineer (Development Plan), BMC.
3. H.E., BMC
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website



for Chief Executive Officer
Slum Rehabilitation Authority