

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2942/ME/PL/LOI

Date: **28 DEC 2023**

1. **Lic. Surveyor:** Shri. Jitendra B. Patel  
Of M/s. Aakar Architects & Consultants  
Gr. Floor, Satyanarayan Prasad Commercial  
Centre, Dayaldas Road, Vile Parle East,  
Mumbai 400 057.
2. **Developer :** M/s. Sabari Infraprojects LLP.  
109/110, Ujagar Chambers, Off. Sion  
Tromway road, Near Deonar Bus Depot,  
Deonar, Mumbai- 400 088.
3. **Society:** "Din Quarri Resident Welfare Society (Prop)."  
"Rajiv Nagar Rahivashi CHS (Prop)."  
"Aman Welfare Society (Prop.)."

Sub: LOI of proposed S. R. Scheme under regulation 33(10), 30 & 32 on plot bearing C.T.S. No. 704, 704/1 to 5, 705, 705/1 to 4, 721, 721/1 to 18, 722, 722/1 to 14, 723, 723/1 to 11, 724, 724/1 to 4, 725, 725/1 to 2, 726 & 727, 727/1 to 7 of village Borla (M/E) Chembur, Mumbai 400 071.

Ref.: SRA/ENG/2942/ME/PL/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 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 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, nos. of eligible huts etc. the parameters shall be revised from time to time.



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

<b>Sr. No</b>	<b>Particulars</b>	<b>Slum (Sq.mt)</b>	<b>Non-Slum (Sq.mt)</b>	<b>Total (Sq.mt.)</b>
1.	Plot Area	2454.90	6596.30	9051.20
2.	Less: Area under road set-back	--	197.00	197.00
3.	5% Amenity Open Space	42.96	319.97	362.93
4.	Net plot area	2411.94	6079.33	8491.27
5.	Add: Area under road set-back	--	--	--
6.	Plot area for FSI	2411.94	6079.33	8491.27
7.	Permissible FSI on Plot	--	1.00	--
8.	Additional 50% FSI on payment of premium as per Reg. 30	--	3039.67	3039.67
9.	FSI credit available by TDR	--	6079.33	6079.33
10.	FSI in lieu of road set-back	--	394.00	394.00
11.	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034.	4 or upto Sanctioned FSI	--	--
12.	Rehabilitation BUA	7717.82	--	7717.82
13.	Areas of Amenities including common passage	1417.00	--	1417.00
14.	Rehabilitation Component	9134.82	--	9134.82
15.	Sale Component (Incentive 1.00)	9134.82	--	9134.82
16.	Total BUA permitted for project	16852.64	15198.33	32050.97
17.	Total FSI permitted for project	6.99	2.50	--
18.	BUA permissible for Sale on plot	9134.82	15592.33	24727.15
19.	Total BUA proposed to be consumed on plot.	16852.64	15592.33	32444.97
20.	FSI in-situ	6.99	2.56	--
21.	TDR generated in the Scheme	Nil	Nil	Nil
22.	No. of Tenements to be Rehabilitated	--	--	--
	a. Residential	156		156
	b. Commercial	26		26
23.	Provisional PAP	--	--	--
	a. Residential	63		63
	b. Commercial	14		14
24.	Amenities	--	--	--
	Balwadi	01		01
	Welfare Center	01		01
	Health Center	01		01
	Library	01		01
	Society office	02		02
	Community Hall	01		01

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 version 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 @ 2% of Ready Reckoner rate of developed land.
6. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 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.
7. 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.
8. The Amenity Tenements shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Health Center	Handed over to the slum dwellers society.
5	Library	Handed over to the slum dwellers society.

9. 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.
10. The 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.
11. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1<sup>st</sup> 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.



12. 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.
13. 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.
14. A) The Society/Developer/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 this LOI.  
  
B) That Developer/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 newspapers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
15. The IOA/Building plans will be approved in accordance with the modified Development Control and Promotion Regulations and prevailing rules, policies and conditions at the time of approval.
16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
17. 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.
18. The Developer/Chief Promoter shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
19. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.



20. As per the Circular No. 137 you shall pay charges of identity card of eligible slum dwellers/lottery.
21. 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.
22. High Rise Rehab Building :
  - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (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 LOI.
  - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for 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 Rehabilitation / Composite building.  
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. 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.
  - e. That the developer shall install fire-fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & 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 building.  
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.
  - f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.



23. That you shall submit registered undertaking from the Developer for
  - i. Not misusing stilt.
  - ii. That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.
  - iii. That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.
24. That you shall submit registered undertaking for not misusing part terrace / Pocket terrace before granting C.C. to respective building.
25. That you shall pay labour cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.
26. That you shall submit separate P.R. Card before requesting C.C. for last 25% of sale BUA of scheme under reference.
27. 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 provisions of Notification issued by Ministry of Environment & Forest Dept.
28. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
29. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any 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.
30. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E.(SP) / Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.
31. That Developer shall ensure compliance of the provision of building & 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 SMW (c) No(s) 1/2015.
32. That you shall hand over Amenity plot to concerned department of MCGM before C.C. to last 25% of sale BUA.
33. That the plot falls within 45 mt. from edge of Freeway, hence you shall submit NOC from concerned authority before C.C. to composite building.



34. That the plot is situated in Funnel Line or Aerodrome zone, hence you shall submit NOC regarding permissible height of structure from concerned authority before further C.C. to composite building.
35. That you shall submit certificate certifying tenement type for the 31 no. of tenements for which user is not mentioned before issue of further C.C. to the building.
36. That you shall submit certificate certifying existing area of rehab commercial tenements for which area is not provided in Annexure-II before issue of further C.C. to the building and in case of any change, excess area shall be counted in sale FSI.
37. That you shall submit NOC from Police Authority and collector before asking CC to religious structure.
38. That you shall submit and get layout approved for S.R. Scheme under reference before C.C. to composite building.
39. That you shall submit the P.R. Card on the name of developer on CTS no. 721, 721/1 to 18 before plinth C.C. to composite building under reference.
40. That you shall submit NOC from CFO before C.C. to composite building.
41. That you shall submit NOC/Remarks from E.E.(T&C) before C.C. to composite building.
42. That you shall submit NOC/Remarks from Ch.E.(M&E) before C.C. to composite building.
43. That you shall submit NOC from the Electric Supply Co. before C.C. to Composite building.
44. That you shall submit NOC from MOEF before asking for C.C beyond 20,000 sq.mt.
45. This LOI is issued without prejudice to any matter pending before any Authority/Court.

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

Yours faithfully,

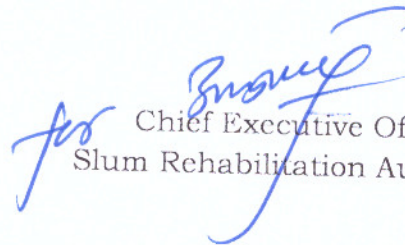
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Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved LOI)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "M/E" Ward, M.C.G.M.
5. Addl./Dy. Collector of MSD.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) – for necessary action as per circular no.37.
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority