

SLUM REHABILITATION AUTHORITY

No.: KW/PVT/0155/20210511/LOI

Date: **18 OCT 2023**

1. **Architect** : K. Zaman of M/s. T. N. Hasan
14/B, Bindya Society, 51 Hill road
Bandra (W) Mumbai 400 050.
2. **Developer** : M/s. Chandiwalla Enterprises Pvt. Ltd,
222-A, 1st floor, Al-Moonaz Arcade,
Opp. Post Office, S.V. Road, Andheri (W),
Mumbai - 400 058.
3. **Society** : **"Sai Darshan SRA CHS (prop)."**
C.T.S. No. 22, 23, 24, 24/1 to 10, 32, 38, 38/1 to 6
of village-Ambivali, Veer Desai Road, Andheri
(west), Mumbai. "Sai Darshan SRA CHS (prop)"

Sub: LOI for Proposed Slum Rehabilitation Scheme under Reg. 33(10) and Reg. 30 of DCPR 2034 on plot bearing C.T.S. No. 22, 23, 24, 24/1 to 10, 32, 38, 38/1 to 6 of village-Ambivali, Veer Desai Road, Andheri (west), Mumbai. For "Sai Darshan SRA CHS (prop)"

Ref: KW/PVT/0155/20210511/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. 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.	Description	Slum	non-slum	Total
1.	Total area of plot	5014.10	423.50	5437.60
2.	Deduction for			
	a) setback area	191.60	202.10	393.70
	b) Municipal School + Play Ground (44.22 /4+21.71=32.76)	32.76	-	32.76
	c) (Reservation Garden) = i.e. [e] (4698 50 x 35%) slum	1644.47	-	1644.47
	d) (Reservation Garden) = i.e. [e] (221.40 x 70%) non-slum	--	154.98	154.98
	e) Total (a+b+c+d)	1868.83	357.08	2225.91
3	Net plot area (1-2e)	3145.27	66.42	3211.69

4	Plot area for FSI purpose for slum area (3+2e)	5014.10	-	
5	Plot area for FSI purpose for non-slum area (Plot under reservation of Garden)	-	221.40	
6	Max FSI permissible	4.00 or up to sanctioned FSI	2.40 (1 zonal +0.5 additional +0.9 TDR)+1 for handing over of garden / park + additional for handing over of road subject to within the limit of 1.25 of total FSI	
7	BUA permissible for non-slum plot as per Reg.30, table 12, Column 07 (221.40 X 2.4)	-	531.36	531.36
8	BUA permissible for surrender of Garden reservation as per Reg.17(1) Sr No.20 (viii) & (a) subject to surrender of land with in 05 years.	-	221.40	221.40
9	Total BUA of Sr No. 7 & 8	-	752.76	752.76
10	BUA permissible for surrender of road setback for non-slum plot (202.10 X 2=404.20) However subject to shall not be more than 1.25 of Sr No.9 above i.e. 752.76 X 1.25=940.95, therefore permissible BUA for road is 940.95 - 752.76= 188.19	-	188.19	188.19
11	Total BUA permissible in non-slum plot (9+10)	-	940.95	940.95
12	TDR Permissible for road in non-slum (404.20-188.19=216.01)	-	216.01	216.01
13	Rehab Built up area	8847.57	-	8847.57
14	Common passage area	2105.44	--	2105.44
15	Amenity Structure	505.24	-	505.24
16	Rehab component (13+14+15)	11458.25	-	11458.25
17	Incentive Sale BUA (16 x 1.05)	12031.16	-	12031.16
18	Total BUA sanctioned for slum (13+17)	20878.73	-	20878.73
19	FSI consumed (18/04 for slum & 11/05)	4.164	4.25	
20	Total sale area slum + non-slum (17+11)	12031.16	940.95	12972.11
21	Nos. of slum dwellers	274		
	a) Rehab Resi.	123		
	b) Provisional PAP (Resi.)	138		
	c) Rehab commercial	02		
	d) Provisional PAP Rehab commercial	11		
	e) Balwadi	02		

f) Welfare Centre	02		
g) Society	03		
h) Other Amenities	04		
i) Community hall	01		
Total	286		

2. 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.
3. Details of land ownership: - Owned by M/s. Chandivali Enterprises Pvt. Ltd.
4. Details of D.P. 2034 Remarks: vide u/no Ch.E./DP34202308111481369 dtd.21/08/2023 the plot u/ref. falls under Residential Zone (R) and is not reserved for any public purpose.
5. The Developer shall pay Rs. 40,000/- per PTC/Rehab tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of R.R. Rate as prevailing on the date of issue of LOI or such amount as decided by Govt of Maharashtra to the Slum Rehabilitation Authority in accordance with time schedule for such payment as may be laid down by the Authority.
6. The Developer shall hand over PAP tenements within three months after grant of OCC to the Rehab bldg. The said PAP 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.
The PTC 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. 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.
8. 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.
9. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.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.

10. 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.
11. 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.
12. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
13. 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 centre
14. Composite Building:-
 - 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 LOI.
 - 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 PTC building/Composite bldg. 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 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 Composite bldg. 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.
 - f. That the structural design of buildings having height more than 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.
15. That you shall submit detailed plans together with the requirement letter from the concerned Power supply authority before asking for approval of plans of the substation.

16. That you shall get registered under MAHA-RERA Act.
17. 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.
18. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
19. That you shall submit the Remarks/NOC of each building from E.E (T&C), CFO, Ch.E. (SWD), Ch.E.(M&E) before asking for O.C.C of the proposed building in the scheme.
20. That the premium payable towards FC FSI paid earlier if any shall not be adjusted/refunded and the GOM notification u. no. TPB-4319/189/CR-123/2019/UD-11 dt. 20.08.2019 shall be made applicable with prospective effect.
21. All the conditions mentioned in Notification u.no. **झोपूयो-१२०३/प्र.क्र. ४६/२०१९/झोपसू-१**. dt 28th Aug, 2019, issued by Govt. of Maharashtra shall be complied with by the Developer incorporated condition in the LOI accordingly.
22. That you shall execute a register agreement to lease and lease deed as per SRA circular no.195 vide no. CEO/SRA/LA/2020/459 dtd. 14/09/2020 before asking C.C. for last 25% sale BUA.
23. That you shall provide electric charging point to E.V.
24. That you shall submit plot boundary demarcation form CTSO before asking further C.C.
25. That you shall be abide to fulfil the directions given in SRA's circular no. 209 dated 01/08/2023 and undertaking to that effect shall be submitted before asking IOA to building under reference.
26. That you shall submit concerned department of BMC for reservation of ROS 1.5, RE 1.2 + ROS 1.4 before asking further CC of last 25% of Sale BUA whichever is earlier in said S R Scheme.
27. That you shall comply with conditions mentioned in the Circular No. 210.
28. That you shall obtain NOC from MOEF before granting C.C. beyond construction area of 20000.00 sq.mt. or area decided by Government time to time.

29. That you shall submit the name of the developer in P.R. Card for CTS. No. 22 & 32 will be insisted before asking plinth C.C. of sale building in the layout.

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,

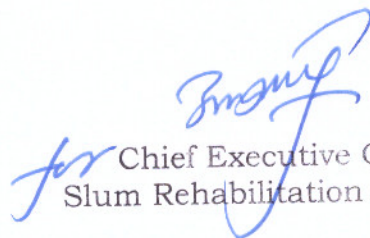


Chief Executive Officer,
Slum Rehabilitation Authority.

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "K/W" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.
6. Developer: M/s. Chandiwala Enterprises Pvt. Ltd.
7. Society: Sai Darshan SRA CHS (prop)



Chief Executive Officer,
Slum Rehabilitation Authority.