



SLUM REHABILITATION AUTHORITY

No.: A/STGOVT/0020/20220829/LOI

Date: **19 JUL 2023**

1. **Architect** : Manishkumar Bagsariya
Room no-2311, bldg, no -48
Gulmohar Chs Ltd, opp MIG,
Club, Bandra (E),
Mumbai - 400 051.
2. **Developer** : M/s. Sahil Developers.
306, Laxmi Commercial Center,
Senapati Bapat Marg, Near Flower
Market, Dadar (W) Mumbai - 400 028.
3. **Society** : "Shree Siddhivinayak CHS (Prop.)"

Sub: Issue of LOI- Slum Rehabilitation Scheme on plot bearing C.S. .No. 1463(Pt.) of Fort Division in A ward, S.T. College Compound, Baddaruddin Tayyabji Road, Near C.I.D. office, C.S.T. Station, Mumbai-400 001 For "Shree Siddhivinayak CHS (Prop.)".

Ref: A/STGOVT/0020/20220829/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. 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, numbers of eligible huts etc. the parameters shall be got revised from time to time

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

No.	Description	Area (in sq. mtr.)
1	Plot area	2518.86
2	Deduction for	
	a) Setback area of D.P./ existing Roads	---
	b) Government Staff Quarters Reservation (2518.66 x 20%/3.00)	167.92
3	Balance plot area	2350.94
4	Net area of plot for computation of tenement density	2350.94
5	Addition for FSI	167.92
6	Total Plot Area for FSI Purpose	2518.86
7	Permissible F.S.I.	3.00 or sanctioned FSI whichever is more
8	BUA permissible	7556.58 or sanctioned
9	Rehab BUA	3908.38
10	Rehab passages & Amenity Area	1650.25
11	Rehab Component	5558.63
12	Sale Component (11 x Incentive BUA=0.90)	5002.77
13	Total BUA sanctioned for the project	8911.15
14	Total FSI sanctioned for the project	3.54
15	Sale BUA permissible in-situ	5002.77
16	TDR generated	--
17	No. of Rehab t/s. as per Reg. 33(10)	
	i) Rehab Residential	--

	ii) Rehab Commercial	--
18	Provisional PAP tenements as against non-eligible rehab tenements	
	• Residential	79 nos.
	• Commercial	03 nos.
	• Religious structure	01 no.
19	Amenities :	
	a. Balwadi	01 no.
	b. Welfare Center	01 no.
	c. Society Office	01 no.
	d. Women Ent.	01 no.
	e. Health Center	01 no.
20	PAP Generated	37 nos.

4. The Developer shall pay Rs. 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 per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
5. The Developer shall hand over 37 nos. PAP tenements 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/Estate department or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost. 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.
6. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of

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Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

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

7. 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.
8. 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.
9. The Developer shall submit & adhere to 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.
10. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to composite building as mentioned below :-
11. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 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 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.

13. 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.
14. 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.
15. The Developer shall repairs/ maintenance Rehab bldg. after occupation defect liability period of 3 years from the date of occupation has been fixed
16. 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.
17. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.
18. 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 various provision of IPC 1860 and Indian Evidence Act.1872
19. When the project land is on public land and the IOA is not obtained within validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land
20. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
21. 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

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- Competent Authority they shall be accommodated as members of registered society.
22. 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.
 23. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
 24. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
 25. That you shall construct tenements in shear wall technology as per Circular No.154
 26. 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 before issuance of further approvals
 27. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab Building.
 28. 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
 29. That you shall abide and ensure the compliance of the provision of Building Construction Act while executing the scheme.
 30. That the cognizance of Govt. Notification No. झोपुयो-१२०३/प्र.क्र.४६/२०१९/झोपुसु-१ dated. 28.08.2019 shall be taken & the conditions mentioned in the notification to be followed scrupulously.
 31. That the developer shall ensure compliances of the provisions 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.(s) 1/2015.
 32. That you shall submit Civil Aviation Remarks before requesting Plinth CC to any building
 33. That you shall enter into Tri-party Agreement with Slum Society and concerned company for maintenance of Parking Tower before requesting OC and also make the provision of alternate source of energy i.e. power back up facility in case of power failure for effective functioning of mechanical arrangement of Parking Tower

34. That you shall submit registered undertaking for not misusing of refuge space before issue of Further CC to Sale component / BUA and also incorporate the condition in Sale agreement of prospective buyers for not misusing of area meant as Refuge area.
35. That you shall bear the cost of carrying out infrastructure works right up to 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.
36. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C 'A' ward to assess the property tax.
37. in the scheme and same shall be developed accordingly. A registered undertaking to that effect shall be submitted
38. 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
39. As per Circular no.130 Cess charges of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
40. That the rehab / composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by SRA.
41. That you shall incorporate the clause in the registered agreement with slum dwellers and Project affected persons that they shall not sell or transfer tenements allotted under slum rehabilitation to anyone else except the legal heirs for a period as per Govt. policy from the date of taking over possession, without the prior permission of the CEO (SRA).
42. That the Registered Undertaking from the Developer shall be submitted for the following: -
 - i) Not misusing part/pocket terrace of Rehab & Sale bldg.
 - ii) To Demolish the excess area if constructed beyond permissible F.S.I.
 - iii) Not to misuse Puzzle/Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - iv) Not to misuse the entrance lobby.
 - v) That the buyers / member will not be held liable to SRA for failure of mechanical/stack parking system in future.
 - vi) Not misusing the society office for any other purpose than specified or for not creating any third-party interest in whatsoever manner of Rehab building/wing.

- vii) The Developer shall do the electro mechanical maintenance the High-Rise Rehab wing/building for a period of 10 years from the date of Occupation of the said buildings before approval of OCC to rehab bldg./wing u/Ref.
 - viii) Not misusing part/pocket terrace, service floor for sale wing/rehab wing.
 - ix) That you shall submit the necessary consents from Rehab commercial tenements as per SRA circular no.140 before granting CC to the building u/r.
 - x) That you will obtain clearance from MCZMA before plinth CC to proposed building in the scheme u/ref. and will modify the proposed scheme as per conditions of the NOC from MCZMA.
42. That Indemnity Bond Indemnifying SRA and SRA staff mentioning therein that, the SRA and SRA staff will not be held responsible from any unwanted incident due to proposed stack/ mechanical parking such as loss of life, damage of the property, goods, noise pollution etc.
43. That you shall submit the structural design and drawings of the Rehab building & vetted or peer reviewed from another registered structural Engineer.
44. That the rehab / composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by SRA.
45. That you shall make payment in respect of depreciated cost of any toilet block(s) existing in the slum plot to the municipal corporation of greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
46. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Register of societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenement no. in rehab/composite building and Sr. No. Annexure-II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
47. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
- i) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regard.
 - ii) As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab

tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.

48. That you shall execute a registered 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 CC to sale building in the layout u/r.
49. That Completion Certificate for the Solid Waste Management System / Bio-degradable Waste Treatment Plant issued by Environmental Consultant will be insisted before granting full O.C to sale wing/Bldg. in the layout
50. That you shall submit a registered undertaking before CC to the sale wing/building from the Developer stating therein that, "If any litigation arises from the prospective buyers due to deficient open space 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 is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future.
51. That you shall coordinate with the Estate Dept. of MCGM, City survey Dept., Collector City and ensure that an independent P.R. Card in the name of MCGM is opened by the City Survey Dept. before asking for CC to the last 25% sale BUA.
52. At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/ gala
53. That you shall abide with all proceedings/orders of court of law or any judicial / copy 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
54. That you shall revise the LOI as per final certification of Annexure -II for the eligibility of slum dwellers.
55. In case of failure to complete the project within stipulated time period the extension to be obtained from the CEO/SRA with valid reasons.
56. That you shall submit the agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.
57. 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

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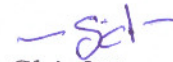
concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.

- 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 news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI
58. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
 59. 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.
 60. That you shall register with RERA authority as per RERA act & submit copy of the same for record.
 61. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting BCC certificate respectively.
 62. 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.
 63. NOC from Heritage Department shall be obtained. before plinth CC to any Bldg
 64. That you shall submit CFO NOC before plinth CC of Rehab building.
 65. That you shall submit NOC /remark from competent Authority /E.E.(T&C. BMC) will be insisted before plinth CC to the any building in the scheme
 66. If the land is owned by Govt. or public body, the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) as per clause 1.11 Reg. 33(10) of DCPR 2034 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned or decided by SRA.
 67. That you shall submit NOC from Land owning Authority (Government of Maharashtra) as per clause 2.8 of Reg. 33(10) DCPR 2034 for C.S.No. 1463(Pt.) of Fort Division in A ward.

68. That you shall submit plot boundary demarcation of plot area in the S.R. scheme from CTSO department before asking Plinth C.C. in the S.R. Scheme under reference.
69. That you shall submit the NOC from concerned electric supply company for proposed electric substation before asking plinth C.C. to the 1st building in the layout.
70. That you shall make provision of religious structure in the S.R. Scheme under reference.
71. That you shall provide 3.60 mt wide access to Annasaheb Arthik Mandal from S.R. Scheme u/r still permanent access is made available.

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

Yours faithfully,

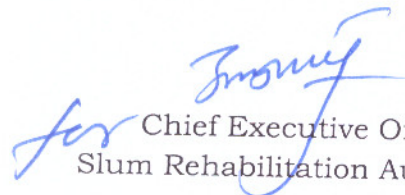


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai
3. Assistant Commissioner, "A" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA) – Copy for information to take further
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority