

SLUM REHABILITATION AUTHORITY

No.: R-C/PVT/0061/20231207/LOI

Date:

13 FEB 2024

1. **Architect :** Shri. Manishkumar V. Bagsariya
M/s. Jiyan Consultancy LLP
802, 8th Floor, Shiva Mudra CHSL,
Nanda Patkar Road, Vile Parle (East),
Mumbai- 57.
2. **Developer:** M/s New India Construction Company,
C.A. to Owner
Vanashri The Central Bank Employees CHSL,
G/B, Shiv Chayya CHS, Sir M.V. Road,
Andheri (E), Mumbai 400 069

Sub: S. R. Scheme under regulation 33(11) of DCPR-2034 on plot bearing F.P. No. 109 of TPS Borivali No. III TPS Scheme in R/Central Ward, Village Borivali at L.T. Road, Borivali West, Mumbai 400092.

Clubbing with

S.R. Scheme under regulation 33(10) & 30 of DCPR 2034 on property bearing C.T.S. No. 68, 69 & 72 of Village Majas, Andheri (E), at Jogeshwari (East), Mumbai in K/East ward.

And

Proposed S. R. Scheme under Regulation 33 (10) & 30 of DCPR 2034, on plot bearing CTS. No. 294(pt), 294/11(pt). 294/26(pt), 294/27(pt), 294/28(pt) & 294/29 to 294/35 of Village Pahadi, Goregoan East, Taluka Borivali, in 'P/S' Ward of MCGM. Mumbai-400063 for "Aarey Green Co. Op. Hsg. Soc." (Prop.).

And

S.R. Scheme under regulation 33(10) & 30 of DCPR 2034 on plot bearing C.T.S. No. 156(pt.), 160/A/1 (pt.) & 162(pt.) of Village Majas, at Sarvoday Nagar, Meghwadi, at Jogeshwari (East), Mumbai - 400060 for Adarsh Meghwadi Niwara CHS Ltd.

Ref: R-C/PVT/0061/20231207/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 PTC shall be as per the following scheme parameters.

The salient features of the scheme are as under:

Sr. No	Particulars	Area in Sq. Mt.			
1	Area of plot considered for the scheme	6254.00			
2	Deductions for Road setback area	Nil			
3	Amenity open space	312.70			
4	Net Plot Area	5941.30			
5	Addition for FSI purpose	Nil			
6	Total area for FSI computation	5941.30			
7	FSI permissible on Plot	4.00			
8	BUA Permissible on plot	Free Sale 1.00	Free Sale 1.50	PTC 1.50	Total
		5941.30	8911.95	8911.95	23765.20
9	Proposed BUA under Reg. 33(11)	5941.30	8911.95	8911.95	23765.20
			+ 7116.84 from CTS no. 68,69 & 74 of Village Majas	- 7116.84 to CTS no. 68,69 & 74 of Village Majas	
			+ 1190.00 from CTS. No. 294(pt), 294/11(pt), 294/26(pt), 294/27(pt), 294/28(pt) & 294/29 to 294/35 of Village Pahadi, Goregoan East	- 1190.00 to CTS. No. 294(pt), 294/11(pt), 294/26(pt), 294/27(pt), 294/28(pt) & 294/29 to 294/35 of Village Pahadi, Goregoan East	
			+ 605.11 from C.T.S. No. 156(pt.), 160/A/1 (pt.) & 162(pt.) of Village Majas	-605.11 to C.T.S. No. 156(pt.), 160/A/1 (pt.) & 162(pt.) of Village Majas	
			= 17823.90	= Nil	

10	Total Sale BUA permissible under reg 33(11)	23765.20
11	Total sale BUA proposed in-situ	23765.20

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer 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. Details of land ownership: - Plot is owned by Private owner.
6. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of ASR to the Slum Rehabilitation Authority.
7. 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.
8. 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.
9. 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.
10. 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.
11. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

12. 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.
13. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
14. 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.
15. That you shall submit registered undertaking for not misusing part terrace / Pocket terrace before granting Further C.C. to building under reference.
16. That you shall pay labour cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.
17. That you shall hand over amenity plot before C.C. to last 25% of sale BUA.
18. That you shall submit CFO NOC for sale building before asking for the C.C. for the same.
19. That you shall submit E.E. (T&C) NOC for parking layout before asking for the C.C. to sale building under reference.
20. That the work shall not 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 Department.
21. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
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 submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/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 at the time of IOA.
24. That you shall submit Registered Undertaking stating therein that the adequate safety measures shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regards shall vest with the developer.

25. That you shall submit NOC and remarks from Civil Aviation authority regarding permissible height of structure on plot before further C.C. to building under reference.
26. That you shall submit well covering permission from competent authority before C.C. to the building under reference
27. That you shall comply with conditions under SRA circular no 209 & 215 and as regards to SRA circular no. 210, an undertaking stating that the developer, his firms and its partners/directors are not present in defaulting developers/firms and its partners/directors list shall be insisted before issue of LOI.
28. That you shall comply the measures to control the environmental pollution due to construction activities as per circular no 213 of Slum Rehabilitation Authority.
29. That you shall pay premium as unearned income at the rate of 40% of Sale of interchanged BUA of Sale component.

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,

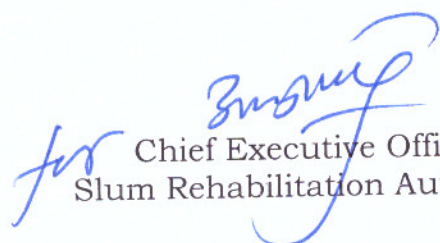


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "R/C" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority