

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1555/KE/PL/LOI
KE/PVT/0248/20200907/LOI

Date: **9 JAN 2024**

1. **Licensed Surveyor** : Shri. Mehul Vaghela of M/s. Creative Consultancy,
2774/63, Near Agarwal Hospital,
Opp. MIG Cricket club, Gandhi Nagar,
Bandra (E), Mumbai-400 051.
 2. **Developer** : M/s. Baluwala Builders,
A/902, Aristo Sapphire CHSL,
2nd Hasnabad Lane, Santacruz (W),
Mumbai - 400 054.
 3. **Society** : **"Sahar Classic SRA CHSL & Utkarsh SRA CHS (Prop.)"**
- Subject** : **Amalgamation & Revision of LOI** of S.R scheme on plot bearing CTS No. no 21, 23 & 23/1 to 21 (new CTS No. 21A & 21B) of Village Sahar Taluka Andheri, Mumbai at Sahar Road for "Sahar Classic SRA CHSL" with
S.R scheme on plot bearing CTS No. 22(pt.), 27(pt.), 27/1 to 10, 27/11(pt.), 28(pt.), 28/1, 44(pt.), 44/1 to 4, 45 (pt.), 46(pt.), 46/16 to 39 of Village Sahar Taluka Andheri, Mumbai at Sahar Road for "Utkarsh SRA CHS (Prop.)" as per the provision of Reg. 33(10) of DCPR 2034.

Reference : SRA/ENG/1555/KE/PL/LOI
KE/PVT/0248/20200907/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 **Amalgamation & Revision LOI** subject to the following conditions.

1. This Revised Letter of Intent supersedes the earlier LOI issued on 23/11/2006, however relevant conditions applicable the implementation of the slum scheme under provision of Reg. 33(10) of DCR 1991 still remains valid.
2. 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.

3. 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.
4. 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:**

Sr. No.	Description	Proposed parameter for Sahar Classic SRA CHSL amalgamated with Utkarsh SRA CHSL as per DCPR 2034 (sq.mt.)	
1.	Gross plot area for S.R. Scheme	2739.60	
2.	Total Deduction for		
	a. Road set-back area	----	
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034.	2739.60	
4.	Addition for FSI purpose.		
	a. Road set-back area.	---	
5.	Total plot area for FSI purpose.	2739.60	
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034.	4.00 or sanctioned FSI whichever is more	
7.	Total max. BUA permissible on the plot.	Sanctioned BUA	
8.	Rehab Built up area (excluding areas under staircase & common passage).	DCR 1991 (For existing Rehab Bldg. for which OCC is granted)	DCPR 2034 (BUA for remaining slum dwellers)
		766.62	4867.34
9.	Area under amenities & passage.	Nil	1753.98
10.	Rehabilitation Component (8 + 9)	766.62	6621.32
		7387.94	
11.	Permissible Sale Component (10 x 1.00)	7387.94	
12.	Total BUA sanctioned for the Scheme (8 + 11)	13021.90	
13.	Total FSI sanctioned for the scheme (12 / 5).	4.75	
14.	Nos. of slum dwellers for which OCC is granted.	30 nos.	
14.	No. of Eligible slum dwellers to be accommodated in scheme.	96 Resi. + 02 Comm.	
15.	No. of PAP tenements generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	50 nos.	
16.	No. of Provisional PAP tenements generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034.	01 Resi. & 01 Mandir	

5. 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

6. Details of land Ownership: - As regards ownership of plot, the plot for Sahar Classic SRA CHSL is private land & belong to M/s. Baluwala Builders while the plot of Utkarsh SRA CHS (Prop) is acquired by Government of Maharashtra.
7. Details of Access: - The plot under reference is deriving access through existing 27.45 mt wide Sahar road which is already widened along with R.L of 6.10 mt. wide road of Survey Department.
8. Details of D.P. Remarks: - As per D.P remarks 2034, the land under reference is situated in Residential Zone & not reserved for any purpose & is accessible by existing 27.45 mt wide existing Sahar road which is already widened along with RL of 6.10 mt of Survey Department.
9. That you shall re-house the eligible slum dwellers as per the list certified by allotting them residential tenements of carpet area of 27.88 sq.mt. and /or residential-cum-commercial of carpet area of 27.88 sq.mt. and/or commercial tenements as per the area mentioned in certified Annexure-II issued by competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications /norms/ building bye-laws.
10. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of the ready reckoner rate prevailing on the date of issue of LOI or such amount as may be decided by the GOM from time to time, for built-up area over and above zonal (basic) FSI to the Slum Rehabilitation Authority as decided by the Authority.
11. 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 shall 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.
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.
12. The Amenity Tenements of Aaganwadi/Balwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Balwadis, Society Office, Library & Community Hall shall be handed over to the slum dwellers' society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/ Composite bldg. and handing over/ Taking over receipt shall be submitted to SRA by the developer.

13. The conditions, if any, mentioned in Certified Annexure-II issued by the Competent Authority, shall be complied and compliances thereof shall be submitted to this office in time.
14. 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.
15. The Developer shall complete the rehab component of the project within the stipulated time period from the date of issue of CC to Composite 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 the stipulated time period the extension be obtained from CEO/SRA with valid reasons.
16. The Developer/Chief Promoter shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority, they shall be accommodated as members of registered society.
17. 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.
18. 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.
19. 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.
20. The Arithmetical errors/ typographical errors, if any, revealed at any time shall be corrected on either side.
21. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
22. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Deptt. SRA.

23. As per the Circular No. 137, you shall pay charges of identity card of eligible slum dwellers/lottery.
24. 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.
25. That you shall submit and get Layout approved before asking for CC to the Sale Bldg in the scheme u/ref.
26. That you shall submit separate P.R. Card in words and figures before asking for C.C. to the last 25% of Sale BUA of the scheme u/ref.
27. That you shall get D.P. Road /Setback land and reservations demarcated from A.E. Survey / E.E. (T & C) / E.E. (D.P.) department of M.C.G.M. before C.C. to any Sale building in the layout and handing over to M.C.G.M. free of cost and free of encumbrance 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.
28. That Developer shall submit the Environmental Clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533 (E) dated 14-09-2006 before asking for development permission for BUA beyond 20,000 sq.mt.
29. That the layout recreation area shall be duly developed before obtaining occupation of sale building.
30. The quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect. / Lic. Surveyor / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect / Lic. Surveyor with test results as and when required by Executive Engineer (SRA) and at the stage of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
31. That this Letter of Intent is issued on the basis of plot area certified by the Architect / Lic. Surveyor and the Annexure -II issued by competent Authority and other relevant documents. In the event of any deviation in the area of the plot during plot demarcation by D.D.L.R. / City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot.
32. This letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect/Developer or Owner are found to be fraudulent/misappropriated.
33. That the Arithmetical error if any at any time shall be corrected on either side.
34. That you shall pay Development charges as per 124 E of MRTP Act separately for Sale built up area as per provision of MR & TP Act.

35. That you shall bear the cost towards displaying the details such as Annexure-1, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
36. The Owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/ Developer, Architect/ Lic. Surveyor, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
37. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA / Admn / Circular No. 64/569/2004 dtd.14/10/2014.
38. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared, if any.
39. That you shall maintain the basic services in the slum till the demolition of the slum structures or shifting of slum dwellers.
40. That you shall obtain the required permission from the concerned Authority before demolition of existing services like water connection, Toilet blocks, Amenities, etc.
41. 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. Eng. (MSDP), if the same is required to be demolished for development under SRA.
42. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation Certificate of the water connection granted shall be submitted to this office before asking any approvals in the scheme thereafter.
43. That the defect liability period for Rehab Building will be 03 (Three) years & any repairs/rectification required during this period will be done by you (Developer). The Bank guarantee & deposits submitted by the Developer shall be withheld till the completion of the defect liability period.
44. In case of Slum Rehabilitation Scheme on State Government/MHADA/ MCGM land, lease deed for rehab component & sale component shall be executed at appropriate stage.
45. That you shall accommodate all eligible slum dwellers in the scheme, declared eligible in the original Annexure-II & also in all the supplementary Annexure-II, before asking Sale OCC.
46. That you shall submit registered undertaking from Society/Developer stating that Society/Developer will not misuse the stilt area & free of FSI area provided in Composite Bldg.

47. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular of SRA before OCC to the Rehab Bldg. u/ref.
48. That you shall submit E.E (T&C) NOC for parking before asking further CC to the respective Bldg. u/ref.
49. That you shall submit E.E (M&E) NOC for basement before asking further CC to the respective Bldg. u/ref.
50. That the Developer shall submit a registered undertaking for handing over of the fitness centre to the society free of cost & not to misuse the same in future & satisfactory compliances of conditions of fitness centre as mentioned in the Govt. Notification dtd. 08/09/2006.
51. That you shall pay premium at the rate of 100% of ASR for the internal staircase proposed in the Commercial shops of Sale Bldg. applicable at appropriate stages.
52. That the proportionate Sale C.C shall be withheld until the demolition of existing Rehab Bldg on site.

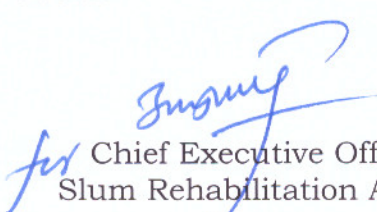
If applicant/Society/Developer/L.S are agreeable to all these conditions mentioned above, then may submit the proposal for approval of plans separately for each building, in conformity with D. C. Regulations of 2034 in the office of the undersigned within 90 days from the receipt of this LOI.


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner – K/E ward, MCGM.
4. Addl/Dy. Collector of 'K/E' MSD etc. as applicable.
5. Chief Engineer (Development Plan), MCGM.
6. Deputy Collector (SRA) – Copy for information to take further Necessary action as per Circular No. 37.
7. H.E. of MCGM.
- ✓ 8. I.T Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority