

## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/944/KE/MHL/LOI

Date: - 6 NOV 2023

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. Greenzone Realtors Private Limited, B-412A, Kanakia Wallstreet, Andheri Kurla Road, Chakala Junction, Andheri (E), Mumbai - 400 093.
3. **Society** : **"Indira Nagar (Jogeshwari) SRA CHS Ltd."**

**Subject :** **Revised Letter of Intent** for proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR-2034 on plot bearing CTS No. 160 (pt.) (new CTS no. 160/A/1) of village Majas, Taluka Andheri, Majas Road, Jogeshwari (E), Mumbai - 400 060 for **"Indira Nagar (Jogeshwari) SRA CHS Ltd."**

**Reference :** No. SRA/ENG/944/KE/MHL/LOI.

Gentleman,

With reference to the above-mentioned S.R Scheme on plot bearing CTS No. 160 (pt.) (new CTS no. 160/A/1) of village Majas, Taluka Andheri, Majas Road, Jogeshwari (E), Mumbai - 400060 for **"Indira Nagar (Jogeshwari) SRA CHS Ltd."** this office is pleased to inform you that, this **Revised Letter of Intent** is considered and approved for the slum plot in accordance with provisions of Reg. 33(10) DCPR 2034 & same shall be allowed to be consumed on the Slum plot.

1. That this revised LOI supersedes the earlier revised LOI issued on 20/02/2007. However relevant conditions applicable for the implementation of the slum scheme under provisions of regulation no. 33 (10) still remains valid and reflected in main revise LOI.
2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 01 Balwadi, 01 Welfare Center, 01 Society Office, 01 no. of Health Centre, 01 no. of Skill Development Centre & 01 no. of Community Hall shall be handed over to the slum dwellers society to use for specific purpose only.



4. 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.
5. That you shall register society of all slum dwellers to be re-housed under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.
6. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dweller are re housed in the proposed rehabilitation tenements.
7. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.
8. That you shall bear the cost of carrying out infrastructure works right upto 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.
9. That you shall submit phase wise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout with layout plan or before issue of C.C.
10. That you shall not block existing access 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. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/subdivided plots before obtaining C.C. for last 25% of built up area.
12. That you shall get D.P. Road/set back land demarcated from A.E. (Survey)/ D.P. / T & C department of M.C.G.M and hand over to M.C.G.M. free of cost and free of encumbrances 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.

13. That you shall handover the buildable reservation and/ or built-up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
14. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/ cleaning of structures on plot before requesting C.C of sale building.
15. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
16. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C. Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allocated to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority i.e. Slum Rehabilitation Authority.
17. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
18. That you as Architect / Licensed Surveyor/ Developer/ Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect/ Lic. Surveyor stating reasons for delay.
19. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on plan to be submitted and should be forwarded to A.A.&.C of concerned ward to assess the property tax.



20. The revised parameters of scheme stands modified as under:

Sr. No.	Description	Proposed parameter as per DCPR 2034 (sq.mt.)
1.	Gross plot area for S.R. Scheme	15,705.60
2.	Total Deduction for	
	a. Road set-back area	1838.32
	b. ROS1.4 (P.G Reservation)	353.87
	c. RE1.2 (Primary School) (944.63/4)	236.15
	Total Deduction (A + B+ C)	2428.34
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034.	13,277.26
4.	Less deductible RG, if applicable.	---
5.	Net area of plot as per clause 3.12 of 33(10) of DCPR 2034.	13,277.26
6.	Addition for FSI purpose.	
	a. Road set-back area	1838.32
	b. ROS1.4 (P.G Reservation)	0.00
	c. RE1.2 (Primary School)	0.00
	Total Addition (A + B+ C)	1838.32
7.	Total plot area for FSI purpose.	15115.58
8.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034.	4.00 or sanctioned FSI whichever is more
9.	Total max. BUA permissible on the plot	Sanctioned BUA
10.	Rehab Built up area (excluding areas under staircase & common passage)	27957.60
11.	Area under amenities & passage	13119.00
12.	Rehabilitation Component	41099.50
13.	Permissible Sale Component (12 x 1.1)	45209.45
14.	Total BUA sanctioned for the Scheme (10+13)	73167.05
15.	Total FSI sanctioned for the scheme (14 /7)	4.480
16.	Sale BUA proposed in-situ	16313.45
17.	Total BUA proposed to be consumed in-situ at this stage	44271.05
18.	FSI proposed to be consumed in-situ	2.928
19.	No. of Eligible slum dwellers to be accommodated in scheme	798 nos. (729 R + 16C + 52 R/C + 01 Religious Structure)
20.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034	NIL
21.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034	189 nos. (145 R + 25 C + 17 R/C + 02 Religious Structure)

21. Amenity tenements to be handed over to Society and Society to use for specific purpose only.
22. That the layout recreation area shall be duly developed before obtaining occupation of sale building.
23. 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.

24. 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.
25. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33 (10) upon land, which is not your property.
26. That the Arithmetical error if any revealed at any time shall be corrected on either side.
27. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Lic. Surveyor / Developer or Owner are found to be fraudulent / misappropriated.
28. That you shall pay total amount towards deposit to be kept with Slum Rehabilitation Authority at the rate of 40,000/- per tenement as decided by the authority and shall pay Infrastructure charges @2% of ASR as per the provision of DCPR 2034.
29. 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.
30. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
31. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
32. 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 the BUA beyond 20,000 sq.mt.
33. 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 Assistant Registrar of Societies (SRA) and the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure -II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.



34. 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.
35. 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.
36. 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.
37. That you shall appoint Third Party Quality Auditor with prior approval of Dy. Ch.E. (SRA)/EE (SRA) for implementation/supervision of S. R. scheme.
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 you shall submit Civil Aviation NOC of required height as per I.O.A. and in case if desired height in Civil Aviation NOC is not obtained then you shall amend the plans of Rehab/Sale Building.
44. 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.
45. 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.



46. 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.
47. 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.
48. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular of SRA before OCC to rehab buildings.
49. That you shall submit CFO NOC before & E.E (T&C) NOC for parking before asking further CC to the Composite 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 submit Police Commissioner NOC before asking for CC to the religious structure.
52. That you shall submit concurrence from the planning authority for Primary School before asking for CC to the reservation.
53. That all the amenities in the existing Rehab Bldg. 1 & 2 & the proposed Community Hall in Composite Bldg. No. 4 is open to all Rehab Slum dwellers of the said S.R scheme.
54. That you shall inform the Co-operative Housing Society & SRA regarding the carry out of demolition of 6<sup>th</sup> & 7<sup>th</sup> upper floors of the existing Rehab Bldg. 1 & 2.
55. That you shall carry Structural Audit of the partly demolished Building & submit the report to SRA within 30 days from the date of demolition.
56. That you shall comply with Circular No. 209 & 210 at appropriate stage.

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 the D. C. Regulations of 2034 in the office of the undersigned within 90 days from the receipt of this LOI.

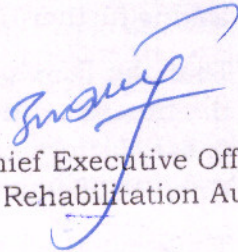
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Chief Executive Officer  
Slum Rehabilitation Authority

(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