



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1359/N/STGL/LOI

Date:

11 OCT 2023

1. **Architect** : Shri P.N. Bhobe of M/s P.N. Bhobe & Associates.  
223/A, Ramesh Ghar, T. H. Kataria Marg,  
Mahim, Mumbai - 400 016.
2. **Developer** : M/s. Pentagon Premises Pvt. Ltd.  
A-601, Leo, 24<sup>th</sup> Road, Khar (W),  
Mumbai - 400 052.
3. **Society** : i. Ramabai Ambedkar Nagar Rahiwasi Pariwar  
Sahakari Griha Nirman Sanstha Ltd. &  
ii. Parnkuti Vikas SRA CHS Ltd.

**Sub.:** Issue of Revised LOI for proposed amalgamation of S.R. Schemes on plot bearing CTS no. 194/A (pt) of Village Ghatkopar, Eastern Express Highway, Ghatkopar, Mumbai for "Ramabai Ambedkar Nagar Rahiwasi Pariwar SRA CHS Ltd" & "Parnkuti Vikas SRA CHS Ltd." as per Reg. 33(10) of DCPR-2034.

**Ref.:** SOP application No.1189/SOP/N dt.12/07/2023

Gentlemen,

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 **Revised Letter of Intent (LOI)** subject to the following conditions;

1. This Revised LOI supersedes the earlier LOI issued under number SRA/ENG/ 1359/N/STGL/LOI dt.17/11/2009 & SRA/ENG/2697/N/STGL/LOI dt.12/05/2015.
2. That 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. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. permissible on the plot within.
3. 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 got revised from time to time.



**Revised Scheme Parameters**

<b>Sr. No.</b>	<b>Description</b>	<b>Proposed Revised LOI Area</b>
1	Gross Plot Area (in Sq.mt) Scheme -I & II	48937.88
2	Deduction of Area of Existing amenities to be carved out from S.R. scheme	4308.26
3	Balance plot area (1 - 2)	44629.62
4	Deductions for 18.30 mt. wide D.P. Road Setback	2837.48
5	Deduction for existing roads under S.R. scheme	3727.94
6	Deduction for Amenity plot as per Reg. 14(A) of DCPR 2034	1157.25
7	Net Plot area of S.R. scheme for FSI computation	36906.95
8	Rehabilitation BUA for i.e. Rehab build. No. 1 to 6	81762.97
9	Amenity area (Balwadi, W/C and Society Office & Common Passage)	20829.43
10	Rehabilitation Component for Rehab bldg. No. 1 to 6	102592.40
11	Sale Component (Rehab to Sale ratio 1.2 of 10 above) (102360.31 x 1.20)	123110.88
12	Total BUA approved for the Scheme	204873.85
13	F.S.I. sanctioned for the scheme	5.55
14	Sale BUA proposed in situ	145.93
15	Total BUA proposed for Scheme (Rehab + Sale)	81908.90
16	FSI consumed in situ	2.22
17	Balance Sale BUA / TDR	122964.95



18	No. of Tenements to be Rehabilitated	
	Residential -	1265
	Commercial -	228
	R/C-	41
	Religious structure & other -	09
	Balwadi-	10
	Welfare Center -	10
	Library	10
	Skill development Center	10
	Society Office -	25
	Community Hall -	01
19	Total Rehab tenements (including Amenities)	1609
20	Regular PAP tenements generated in the scheme	973
21	Total Rehab & PAP tenements	2582

4. 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/AGRC and if directed by Competent Court /AGRC 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: - State Govt. of Maharashtra
6. Details to Access :- 9.00 mt. wide Existing road and 18.30. mt. wide proposed D. P. Road.
7. Details of D.P. Remarks :- R- Zone as per DP-2034.
8. 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.
9. 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 be handed over to the Estate Manager at Slum Rehabilitation Authority 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.

10. The Amenity Tenements as mentioned in salient features condition no.3 above within 30 days from the date of issue of OCC of Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr.No.	Amenity	Amenity handed over to be
1	Balwadi	Handed over to the Woman and Child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Library	Handed over to the slum dwellers society.
5	Skill-development	Handed over to the slum dwellers society.
6	Community Hall	Handed over to the slum dwellers society.

11. 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.
12. 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.
13. 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.
14. 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 :-  
 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.
15. 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.
16. 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.



17. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
18. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
19. 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.
20. That you shall register with RERA authority as per RERA act.
21. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting BCC certificate respectively.
22. 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 handed 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.
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.
24. That the developer shall ensure compliance 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.
25. 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.
26. That you shall get Layout/ Subdivision/ Amalgamation approved before plinth C.C. of last rehab building in the layout.
27. That you shall hand over amenity area to MCGM.
28. That you shall submit the consent / signature of eligible commercial tenants before issue of IOA of respective building.
29. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
30. 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, Structural Engineer, Approval No. & Date of Km, Layout & IOA.



31. The Developer/Society shall pay premium at, the rate of 25% in terms of Stamp Duty Ready Reckoner rate as per the Govt. Notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on land belonging to Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in Circular no. 114-B dated 01/03/2017.
32. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important documents like LOI, Layout, C.C., O.C.C. on SRA website.
33. That you shall submit registered undertaking stating that at later stage if it is noticed regarding less premium is charged then the difference in premium paid and calculated as per the revised land rate will be paid as per policy.
34. That you shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of IOA. Then after finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority; they shall be accommodated as a member of registered society.
35. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
36. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before requesting for approval of IOA of the respective building.
37. That you shall get the size and location of the Electric sub-stations approved from the concerned electric supply company.
38. In case of S.R. Scheme on State Govt. /MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before asking C.C. to last 25% Sale BUA.
39. That if rehab religious structure is proposed in the layout then the following conditions shall be complied, if any,
  - a) NOC from Commissioner of Police.
  - b) NOC from Trustee of Religious Structure or society regarding planning and location.
40. That you shall submit deposited advance rent of slum dwellers phase wise as per SRA circular no. 210 dated 01/08/2023.
41. That you shall submit NOC from MCZMA for S.R. scheme u/ref. before CC to Sale bldg.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the Regulation No. 33(10) of DCPR 2034, in the office of the undersigned.

Yours faithfully,

—sd—

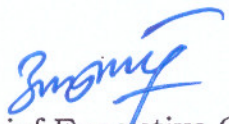
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. A.C. "N" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA).

Yours faithfully,

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority