



SLUM REHABILITATION AUTHORITY

No. P-S/MHADA/0028/20210728/LOI

Date: 19 OCT 2023

Architect/L.S. :- Shri Rajendra B. Ahir
G-1/G-2, Ground floor, Pancharatna
building, Mandpeshwar Road, Behind,
Gayatri Sweet Mart, Borivali(West),
Mumbai -400 064.

Developer :- M/s. A & A Developers.
104, Raghunath Krupa Building,
Walawalkar Wadi, Aarey Road,
Goregaon(East), Mumbai -400 063.

Society :- 1. Kundan SRA CHS (Prop.)
2. Krishna SRA CHS (Prop.)
3. Shiv Darshan SRA CHS (Prop.)

Sub.: Proposed LOI for Proposed S. R. Scheme under regulation 33(10) of DCPR-2034 on slum plot bearing C.T.S No. 50A(Pt), 55(Pt), 55/1 to 10, 55/17 to 22 of Village- Pahadi Goregaon (W), Taluka-Borivali (MSD), Situated at Unnat Nagar, Goregaon (West), Mumbai in P/South Ward.

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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. That you shall submit individual agreement of minimum 51% slum dwellers and developer of S. R. Scheme before issue of plinth C.C. for Rehab/Composite Building.
2. That if undecided/biometric pending 10 commercial tenements are non-eligible in future, then it will not affect the Rehab FSI being these are counted in Sale FSI and further density is much more than required tenement density.
3. That you shall get layout approval before C. C. of the Sale building as per regulation 26 (1) of DCPR 2034.

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4. This Letter of Intent is issued on the basis of plot area certified by the Architect/L.S. and the Annexure-II issued by Competent Authority and other relevant documents.
5. 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.
6. 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.

The scheme parameters for S.R. Scheme are as under;

Sr. No.	DESCRIPTION	(Area in sq. mts.)
		Parameter as per proposed LOI
1.	Plot area considered for proposal	6700.00
2.	Deduction	
	a) Road Set-Back	542.80
	b) ROS 1.5 (Garden/Park) Reservation (Required : 6108.45 X 35%)	2141.45
	Total Deduction (A+B)	2684.25
3.	Net plot area for computation of T/s. density	4015.75
4.	Addition for FSI purpose (A + B) above	
	A) Road Set-back	542.80
	B) ROS 1.5 (Garde/Park) Reservation Total Addition	2141.45
	Total Addition (A+B)	2684.25
5.	Total Plot Area for FSI purpose (3 + 4)	6700.00
6.	Maximum Permissible FSI on plot	4.00 or upto sanctioned FSI whichever is higher
7.	BUA permissible on plot (5 X 6)	26800 or more
8.	Rehab Built-up Area	12266.49
9.	Rehab Passages & Amenity area	2552.24
10.	Rehab Component (8 + 9)	14818.73
11.	Sale Component (10 X incentive as per Ratio of LR/RC = 1.05) (14818.73 X 1.05)	15559.67
12.	Total BUA sanctioned for the project (8 + 11)	27826.16
13.	Total FSI sanctioned for the project (12/5)	4.15
14.	Sale BUA permissible in situ (12-8)	15559.67
15.	Sale BUA proposed in situ	15559.67
16.	TDR generate in the scheme	NIL
17.	No. of Rehab t/s. to be accommodated	

	<ul style="list-style-type: none"> • Residential • Commercial 	276 Nos. 12 Nos.
18.	Provisional PAP as against undecided/Biometric pending tenements <ul style="list-style-type: none"> • Residential • Commercial • R/C • Religious 	79 10 01 02
19.	Amenities <ul style="list-style-type: none"> • Balwadi • Welfare Center • Society Office • Yuvakendra Library 	02 02 04 02 02
20.	Regular PAP tenements to achieve minimum tenement density as per equivalent commercial t/s.	NIL

7. 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 Act, 1872.
8. Details of land ownership:- The plot bearing C.T.S No. 50A(Pt) is with the Maharashtra Gruhnirman Mandal & Maharashtra Sarkar and plot bearing C.T.S No. 55(Pt), 55/1 to 10, 55/17 to 22 of Village- Pahadi Goregaon (W), Taluka-Borivali (MSD), Situated at Unnat Nagar, Goregaon (West), Mumbai in P/South Ward. is with the Maharashtra Gruhnirman Mandal.
9. Details to access:- As per A.E. Survey Remark, the plot under reference is directly accessible from 12.20 mtrs. wide proposed D.P. Road and 02 Existing Roads, one existing road having width of 12.00 m.
10. Details of D.P. remarks:- As per D.P. Remarks 2034, it can be seen that, the S.R. Scheme plot is situated in Residential Zone(R) and reserved for ROS 1.5 (Garden/Park)(part of larger reservation)
11. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of Ready reckoner rate per sq.mt. to the Slum Rehabilitation Authority as decided by the Authority.
12. 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.6 above 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.m. free of cost.

13. 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.
14. The Amenity Tenements of Balwadi/Anganwadi as mentioned in salient features condition no. above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Hall, Society Office & additional amenity as mentioned in salient features condition no.6 above 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 respective bldg. handing over/Taking over receipt shall be submitted to SRA by the developer.
15. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances there of shall be submitted to this office in time.
16. 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.
17. The Developer shall submit 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.
18. 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.
19. The Developer shall register society of all Eligible slum dwellers to be rehoused 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.
20. 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.
21. 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.

22. 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 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.
23. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
24. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
25. The 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.
26. That you shall submit the demarcation of road setback before asking further C.C. to the any building in the layout, and the same shall be handed over to MCGM and the PR card of the said land shall be transferred in the name of MCGM before requesting C.C to the last 25% sale BUA in the S.R Scheme under reference.
27. That you shall demarcate the scheme plot from CTSO/DSLR/DDLR before requesting plinth CC to the Rehab/Composite building under reference.
28. The balance tenements after finalization of eligibility from competent authority will be handed over to Estate Manger (SRA) as PAP tenements after OCC to the Rehab/Composite bldg. in S.R. Scheme under reference.
29. High Rise Rehab/Composite & Sale Buildings:-
- a. That you shall appoint Project Management consultant with prior approval of Dy.Ch.E.(S.R.A.)/E.E.(S.R.A.) for implementation/supervision /completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of plinth CC to the Rehab/Composite & Sale building u/r.
- c. That the developer shall execute tri-partite Registered agreement between Developer, SPPL & Lift Supplying Co. or maintenance firm

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before comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab/Composite & Sale building u/r.

Entire cost shall be borne by the Developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.

d. That the Developer shall install fire fighting system as per requirement of C.F.O. and to the satisfaction of this department. The Developer shall execute tri-partite registered agreement between developers, SPPL & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab/Composite & Sale building.

Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.

e. That the structural design of buildings having height more than 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.

f. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.)/E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme & necessary charges shall be paid as directed by SRA.

30. That you shall submit NOC from Commissioner of Police, before requesting C.C to the said religious structures.
31. That you shall submit NOC from CFO before requesting IOA to the Sale building & plinth CC to the Rehab/Composite building.
32. That you shall submit NOC from E.E.(M&E) for mechanical light & ventilation to basement before requesting plinth CC to the Rehab/Composite & Sale bldg.
33. That you shall submit the registered undertaking from Developer for not to misuse the stilt before requesting plinth CC to the Rehab/Composite bldg.
34. That you shall submit N.O.C from E.E. (T&C) for parking layout before requesting Further CC to respective buildings.
35. That you shall submit the NOC from electrical supply company regarding electric substation before requesting further CC to the respective building.

36. That you shall submit Environment clearance before CC beyond 20,000 sq. mt. construction BUA in the scheme.
37. That the developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab wing and the security deposit bank guarantee deposited with the SRA will be released thereafter.
38. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C to respective building.
39. That you shall submit Structural stability certificate from Registered Structural engineer having minimum experience of 5 years for Rehab/Composite building at the end of Defect Liability period.
40. That you shall pay Rs. 100/- (Rupees Hundred Only) per eligible slum dwellers towards issue of Identity cards as per circular No. 137 before issue of Occupation Certificate of Rehab/Composite building.
41. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
42. That you shall submit RERA registration certificate before asking further CC to the sale building.
43. That the cognizance of Govt. notification no. झोपुप्रा/-१२०३/प्रक्र.४६/२०१९/झोपसु-१ दिनांक २८/०८/२०१९ shall be taken and the conditions mentioned in the notification to be followed scrupulously.
44. That you shall abide with all the proceedings/order of court of law or any judicial/quasi-judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposal by taking due cognizance of it from time to time.
45. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration, SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.
46. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.
47. That you shall comply all conditions of SRA circular no 209 dtd 01/08/2023, submit a registered undertaking to that effect and display a board at site clearly indicating PAP/PTC's tenements in the subject S R scheme in Marathi.

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48. That you shall strictly abide to the conditions mentioned the SRA circular no. 210 and the PAP/PTC's in the S.R. Scheme shall be constructed as per approvals and same shall be handed over to the competent authority after obtaining OCC. The last 25% Sale BUA C.C will be restricted till the said PAP/PTC's are not handed over to SRA by following due process.

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

Yours faithfully,

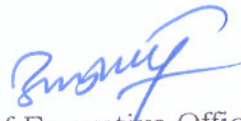
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. MHADA.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "P/S" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.
6. Dy. Collector(SRA)-Copy for information to take further necessary action as per circular no.37.

for 
Chief Executive Officer
Slum Rehabilitation Authority