



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2908/KW/MHL/LOI

Date: **18 JUL 2023**

1. **Architect :** Shri Rakesh G. Waghmare of
M/s. Tanisha Creative Design Pvt.Ltd.
101, Tuljai CHS Ltd. Wing "C",
Near Jain Temple, Carter Road no.4,
Borivali (E), Mumbai.
2. **Developer :** M/s. Sarathi Realty Builders & Developers.
3, Praful CHSL, Mathuradas Road,
Kandivali (W), Mumbai- 400 067
3. **Society :** "Bharatiya Seva SRA CHS (prop)"

Sub: Proposed S. R. Scheme on plot bearing C.S./C.T.S No. C.T.S.
No. 155/1 /A 1(pt) & 1A (pt) of village Oshiwara Tal-Andheri,
Jogeshwari, Mumbai - 400 102 of K/W Ward for "Bharatiya
Seva CHS (prop)".

Ref: SRA/ ENG/2908/KW/MHL/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 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.
2. 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 salient features of the scheme are as under:

Sr. No.	Description	Proposed Scheme parameters
		Area (In sq. mtr.)
1	Area of plot as per Annexure-II	10857.08
2	Deduct: a. 18.30 mtr. wide D.P. Road setback b. Reservation R.G. (35% of balance plot. i.e. 10857.08 X 35%)	----- 3799.98
	Total	3799.98
3	Balance plot area (1 - 2)	7057.10
4	Net area of plot for computation of T/S density.	7057.10
5	Addition for FSI purpose (2a)	--
6	Plot area for FSI	7057.10
7	Max. FSI permissible on plot	4.00 or sanctioned FSI whichever is more
8	Max. BUA permissible on plot	28228.40 or upto sanction
9	Rehab BUA	15474.23
10	Passage area & Amenity structure area	9461.49
11	Rehabilitation component	24935.72
12	a) Sale component: i) As per LOI approved as per (12) above ii) For revised LOI (11) x 1.10	27429.29
13	Total BUA sanctioned for project	42903.52
14	FSI sanctioned for Project (13/6)	6.08
15	Sale permissible in situ: i) As per approved LOI ii) For revised LOI as per (12) above	27429.29
16	i) TDR generated ii) TDR in lieu of cost of construction of built up amenity under AR	- -
20	A) BUA of buildable reservation: 1. 18.30 mtr. wide D.P. Road setback 2. Reservation R.G. (35% of balance plot. i.e. 9778.38 X 35%)	- 3799.98
21	A) Nos. of slum dwellers to be re-accommodated Rehab Resi. 257 Rehab Comm. 68 R/C 01 Rehab Resi provisional PAP 157 Rehab Comm. Provision PAP 67 R/C provisional PAP 02 Balwadi 2	

SRA/ENG/2908/KW/MHL/LOI

	Welfare center 02 Society office 05 Health center 02 Library 02 Community Hall 01	
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3. 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.
4. Details of land ownership :- The Plot under reference is belongs to MHADA land.
5. Details to access :- The plot under reference is directly accessible from 18.30 mtr. wide existing road.
6. Details of D.P. remarks :-
 - a) D.P. 2034 :- Scheme is reserved for ROS 1.4 (Garden / Park) & abutting 18.30 mtr. existing road & affected by High Tension Line
7. If the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and 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 public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. -झोपुयो २००८/प्र. २३६/झोपसु-१ दिनांक ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.
8. 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 as decided by the Authority.
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 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.

SRA/ENG/2908/KW/MHL/LOI

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 of Anganwadi as mentioned in salient features condition no.2 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.3 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 Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.
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 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. That you shall submit NOC from TATA Power (electric supply co.) regarding high tension wire before asking Plinth C.C. of sale building.
15. When the project land is on public land and the IOA is not obtained within validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
16. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
17. 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.


18. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of this approval, else the provision of clause No 2.8 of Appendix-IV of reg. 33 (10) of DCR-1991 are applicable.
24. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
25. 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.
26. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

27. That you shall get demarcation from concern department of reservation R.G. and handed over to MCGM before asking further C.C. of sale building.

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 modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

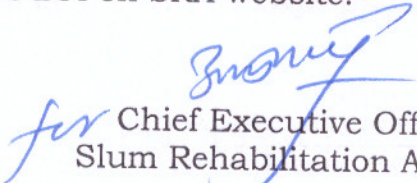
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl/Dy. Collector of K/W Mumbai City/MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority