



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1697/L/STGL/LOI.

Date: **13 MAR 2024**

1. **Licensed Surveyor** : Shri Rajesh Khandeparkar
of V. S. Vaidya & Associates,
437, Hind Rajasthan Bldg., D. P. Road,
Dadar (E), Mumbai 400 014.
2. **Developer** : M/s. N. Khan Construction Works LLP.
6th floor, Sunbeam Chambers,
Vitthaladas Thackarey Marg,
New Marine Lines, Opp. Liberty Cinema,
Mumbai - 400 020.
3. **Society** : Diamond Maharashtra Complex SRA CHS Ltd.
Parighakhadi, LBS Marg, Near Kurla Court,
Kurla (W), Mumbai - 400070.

Sub: Proposed S. R. Scheme under Reg. 33(10) of DCPR-2034 on plot bearing C.T.S No.8(pt), of village-Parighakhadi, Taluka Andheri, & C.T.S. 577(pt), 578, 579, 580 & 581(pt) of village Kurla-IV, Taluka Kurla, L.B.S. Marg, Kurla (West), Mumbai-400 070.

Ref: SRA/ ENG/1697/L/STGL/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 **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all relevant the conditions of LOI u/no. SRA/ENG/1697/L/STGL/LOI dated 27/07/2012, 26/06/2014 & 26/10/2020 shall continue and shall be complied at appropriate stages
2. This Revised Letter of Intent is issued on the basis of plot area certified by the L.S. and the Certified 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.

SRA/ENG/1697/L/STGL/LOI

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 got revised from time to time.

The salient features of the scheme are as under:

Sr	Particulars	Parameters			
		Slum plot		Non slum plot	Total area in Sq. mts.
		CRZ	NON CRZ		
1.	Plot Area considered for the scheme.	1893.28	8449.62	297.50	10640.40
2.	Deductions for set-back/proposed road area				
i	Setback of 30.50 mts LBS road	0.00	315.66	52.45	368.11
ii	Proposed 13.40 mts DP road	933.51	--	--	933.51
iii	Proposed 9.15 mts DP road	121.54	950.43	--	1071.98
iv	Total area of Setback/ proposed road	1055.05	1266.10	52.45	2373.60
3.	Net Area of Plot	838.23	7183.52	245.05	8266.80
4.	Total Plot Area for FSI purpose.	Nil at this stage.	8449.62	297.50	10640.40
5.	Maximum Permissible in situ FSI on plot.		4.00 or sanctioned FSI whichever is more	1.00	
6.	Maximum Permissible in situ BUA on plot. (=4 x 5)	Nil	33798.48 or sanctioned BUA whichever is more	297.50	34095.98 or sanctioned BUA whichever is more
7.	Rehab BUA Proposed to be sanctioned	--	14725.38	-	14725.38
8.	Area of Common passages and Amenities under Reg. 33(10)	--	6445.82	--	6445.82
9.	Rehab Component Proposed to be sanctioned	--	21171.20	--	21171.20
10.	Incentive factor (ASR April 2020 to March 2021)	--	1.20	--	
11.	Permissible Sale Component in the Scheme. (Reg. 33(10)	--	25405.440	297.50	25702.94
12.	Construction TDR/ In-situ FSI against Built up amenity	--	1797.09	--	1797.09
13.	Total Sale BUA to be sanctioned In-situ	--	27202.53	297.50	27500.03
14.	Total BUA sanctioned for the Scheme. (=7+13)	--	41927.91	297.50	42225.41
15.	FSI sanctioned for the scheme	--	4.962	1.00	--
16.	Rehab BUA Proposed In-situ	--	14725.38	-	14725.38
17.	Sale BUA proposed In-situ	--	27202.53	297.50	27500.03
18.	Total BUA proposed in Situ	--	41927.91	297.50	42225.41
19.	FSI proposed In situ	--	4.962	1.00	--

SRA/ENG/1697/L/STGL/LOI

20.	No. of slum dwellers to be accommodated				
	a) Rehab Resi -		333		
	b) Prov. Resi. PAP (Cl. 3.12(c))		61		
	c) Rehab R/C -		04		
	d) Prov. RC. PAP (Cl. 3.12(c))		01		
	e) Rehab Commercial		07		
	f) Prov. Comm. PAP (Cl. 3.12(c))		12		
	g) Existing Amenity Prov. PAP		01		
	h) Prov. Resi (for Closed t/s)		06		
	Total		425		
21.	No. of Regular PAP to be accommodated		19		
22.	Amenities to be provided				
	a. Balwadi		02		
	b. Welfare Hall		02		
	c. Society Office		05		
	d. Amenity No. 1		02		
	e. Amenity no. 2		02		
	f. Community Hall		01		
23.	Reservations to be developed and handed over to MCGM				
	i. Proposed DP Road/ Setback area	2373.60 Sq.mts.			
	ii. Road Depot	BUA 26.11 Sq.mts. Insitu FSI/ TDR 30.81 Sq.mts			
	iii. BEST BUS Facilities (BUA)	BUA 367.31 Sq.mts Insitu FSI/ TDR 433.46 Sq.mts			
	iv. Municipal housing (BUA)	BUA 1129.41 Sq.mts Insitu FSI/ TDR 1332.82 Sq.mts			

5. Details of land ownership: - Govt. of Maharashtra.
6. Details of access: - As per D.P. remarks the Plot is affected by proposed 30.50 mts. wide existing road.
7. Details of D.P. remarks: - As per the D.P. remarks the S.R. Scheme is situated in Residential Zone and is reserved for public purpose of Municipal Housing (RR-1.5), BEST Bus Facilities (RT1.4) and Road depot (RMS-1.1)
8. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
9. That you shall get the area affected by CRZ-II demarcated through the agencies authorized to do so together with certification of area affected by CRZ-II and submit the same to SRA before asking for CC to plinth to Building-4 (Sale)

SRA/ENG/1697/L/STGL/LOI

10. That you shall submit demarcation of Setback of 30.90 mts. wide L.B.S. ROAD, Proposed 9.15 mts and 13.40 mts wide D.P. Road and the area of DP 2034 reservation of Municipal Housing (RR1.5), Best Bus Facilities (RT1.4) and Road depot (RMS1.1) affecting the Slum plot, from City survey Office/MCGM, before asking for last 25% of the Sale CC of the Sale Building and if there is any change in area of Setback of proposed D. P. Road/ Reservation area affecting the slum plot, then, the scheme and the LOI will be got modified accordingly.
11. That you shall hand over to MCGM, the area of Setback of 30.90 mts. wide L.B.S. ROAD, proposed 9.15 mts and 13.40 mts wide D.P. Road and the same is to be transferred in the name of MCGM in the revenue records before asking for CC to the last 25% of the permissible Sale BUA.
12. That you shall submit concurrence from DP department/Municipal Architect/Appropriate Authority of BMC for planning of the Built-Up Amenity admeasuring minimum 26.11 Sq.mts as per Reg.17(3)(D)(a) (4) of DCPR-2034 in respect of the DP reservation RMS1.1(Road depot) and hand over the same together with the plot adm. 245.05 Sq.mts to concerned Authorities free of free of cost before asking for C.C. to last 25% sale BUA approved in the Scheme. The conditions to this effect in earlier LOI stands amended as above.
13. That you shall submit concurrence from DP department/Municipal Architect/Appropriate Authority of BMC for planning of the Built-Up Amenity admeasuring minimum 367.31 Sq.mts BUA as per Reg.17(3)(D)(a)(4) of DCPR-2034 in respect of the DP reservation RT1.4(BEST BUS FACILITIES) and hand over the same to concerned Authorities, free of free of cost before asking for C.C. to last 25% sale BUA approved in the Scheme. The conditions to this effect in earlier LOI stands amended as above.
14. That you shall submit concurrence from DP department/Municipal Architect/Appropriate Authority of BMC for planning of the Built-Up Amenity admeasuring minimum 1102.90 Sq.mts BUA, as per Reg.17(3)(D)(a)(4) of DCPR-2034 in respect of the DP reservation RR1.5(Municipal Housing reservation) and hand over the same to the concerned authorities free of cost before granting C.C. to last 25% of BUA approved in the Scheme. The conditions to this effect in earlier LOI stands amended as above.
15. That the area of the Built-up amenity in respect of the various reservations shall be initially counted in FSI and after handing over of the said built up amenity, the area of Built-up amenity shall be

SRA/ENG/1697/L/STGL/LOI

allowed free of FSI as per Note (5) under Table 4 of Reg. 17(1) of DCPR- 2034.

16. That the tenements proposed for rehabilitation /PAP if any shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C L' ward to assess the property tax.
17. That the Amenity Tenements of Balwadi /Anganwadi as mentioned in salient features condition no.4 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. The Welfare Centre, Society Office, Additional Amenity- 1 and Additional amenity-2 as mentioned in salient features condition no.4 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 bldg.. handing over/ Taking over receipt shall be submitted to SRA by developer.
18. That if it is noticed that less 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.
19. That 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.
20. 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
21. That 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. That the approval for Layout/ Subdivision shall be submitted before asking for approval of plans to any new building in the scheme.
23. That the Registered Undertaking from the Developer shall be submitted for the following:-
 - i) Not misusing part/pocket terrace of Rehab & Sale bldg.
 - ii) To demolish the excess area if constructed beyond permissible F.S.I.

SRA/ENG/1697/L/STGL/LOI

- iii) Not to misuse puzzle/Mechanical and stack parking system shall be equipped with electric sensor devices w& also proper precaution & safety Measures shall be taken to avoid mishap & maintenance shall be done regularly and That the buyers/members will not hold SRA and its officer liable for failure of mechanical/stack parking system in future
 - iv) Not to misuse the.
 - vi) Not to misuse entrance lobby and use the fitness centre and Society office for any other purpose than specified and not to creating any third-party interest in whatsoever manner.
 - vii) That you shall do the maintenance of electromechanical equipment's in the Rehab building for a period of 10 years from the date of Occupation of the said building and submit the necessary tri-party agreement for maintenance of electromechanical equipment's before approval of OCC to rehab bldg./wing u/Ref
24. That you shall submit the NOCS as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
- 1) A.A. & C (L ward)
 - 2) H.E. NOC
 - 3) CFO NOC
 - 4) Tree Authority
 - 5) Dy. Ch. Eng.(SWD)
 - 6) Dy. Ch. Eng. (S.P.) (P&D)
 - 7) Dy. Ch. Eng. (roads)
 - 8) PCO NOC
 - 9) Electricity Supplier NOC
 - 10) E.E. (Mech.) MCGM
 - 11) Dy. Ch.. Eng (T&C)
 - 12) MOEF NOC
25. That you shall submit the NOC/Remarks from E.E. (T. & C.)/Traffic Consultant NOC as per EODB guideline of MCGM for parking layout before asking for plinth CC to new Rehab/Sale Bldgs. in scheme u/ref.
26. That you shall submit registered undertaking /indemnity bond before asking for plinth CC to Sale building in layout u/ref. stating therein that, the prospective buyers will be made aware that the building is proposed/approved with deficient open spaces as against that required as per DCPR-2034 & indemnifying SRA and its officers against any claims with regards to deficient open space. A suitable clause shall be incorporated in the sale agreement and the copy of the same should be submitted to SRA.

SRA/ENG/1697/L/STGL/LOI

27. That the rain water harvesting system should be installed/provided as per the direction of UD.D., Govt. of Maharashtra under No TPB/432001/2133/CR-230/01/UD-11 dtd. 10.03.2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
28. That you shall ensure the quality control of the proposed Rehab building in the S.R. Scheme and to attend further repairs/maintenance after occupation defect liability period of 3 years from the date of occupation has been fixed as per this office circular number 108 dated 22/01/2010.
29. That you shall submit the consent of office bearers of the Society as per SRA circular no. 140 regarding, location and size of the rehab commercial tenements before asking for Amended plans to the Rehab Building.
30. 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 Asst. Register of societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements nos. and Sr. No. Annexure-II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
31. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements.
 - 1) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regard.
 - 2) As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
 - 3) At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the Possession Letter of the rehab tenement/ gala.
32. That you shall submit a registered undertaking before CC to the sale wing/building from the Developer stating therein that, "If any litigation arises from the prospective buyers due to deficient open

SRA/ENG/1697/L/STGL/LOI

space SRA, and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future.

33. That you shall submit a registered u/t. from developer stating therein that he shall hand over the society office, Fitness center to the society members of sale building in the scheme free of cost.
34. 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.
35. 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.
36. That you shall install C.C.T.V. cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with IT. Officer (SRA).
37. That the plans of various buildings will be approved for full height however the CC will be restricted up to height of 72.61 mts. (AMSL) for respective buildings till the revised NOC for height clearance from AAI is obtained.
38. That you shall submit NOC/remarks for MCZMA will be insisted before granting C.C. to the portion of buildings located in CRZ-II portion of the scheme plot.
39. That the plans of the proposed buildings in the scheme will be approved and CC for Rehab buildings will be issued subject to the condition that the MOEF NOC will be obtained by the Developer before carrying out work beyond 20000 Sq.mts.
40. That the conditions as per the circular no.122 under no. SRA/ENG/desk-III/17133/Gen. for High rise building.
41. That the conditions as per the circular no.209, 213 and 215 issued by SRA shall be scrupulously followed by the developer.

SRA/ENG/1697/L/STGL/LOI

If applicant Society/Developer/L.S. is agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the DCPR-2034 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,

- s d -
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO SRA has approved LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "L" Ward, M.C.G.M.
4. Dy. Collector (ENC/REM) or Competent Authority,
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM
7. I.T. Section (SRA), to publish this LOI on SRA website.

[Signature]
for Chief Executive Officer
Slum Rehabilitation Authority