

SLUM REHABILITATION AUTHORITY

No. K-E/STGOVT/0017/20191122

Date: 27 JUL 2023

To,

Architect : **Shri. Sachin Jadhav**
of M/s. Ken Assist.
36/1930, Shree Shraddha C.H.S,
Gandhi Nagar, Bandra (East),
Mumbai - 400 051.

Developer : **M/s. Brickstone Infrastructure**
13th floor, Cello Triumph,
I. B. Patel Road, Goregaon (East)
Mumbai - 400 063.

Society : Hanuman Nagar SRA CHS (Prop.)

Sub. : Fresh LOI of Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing CTS No. 2(pt) of Village Vyaravli, Taluka Andheri, at JVLR Service Road, Andheri (E), Mumbai, K/E Ward.

Ref. : K-E/STGOVT/0017/20191122

Sir,

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 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.
2. 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.
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, eligible tenement nos. etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under;

Sr.	Particulars	Details Slum plot in sq.mt.	Details Slum MMRCL plot in sq.mt.
1	Area of slum plot (3296.14 sq.mt. - 681.96 sq.mt.) [Excluded MMRDA/ MMRCL plot under acquisition i.e. 681.96 sq.mt.]	2211.78	402.40
2	Deduction for		
	a) Road Set back area	660.41	70.90
	b) Total deduction	660.41	70.90
3	Balance area for S. R. Scheme [1-2(b)]	1551.37	331.50
4	Addition for FSI purpose. [Sr. 2 (a)]	660.41	70.90
5	Total Plot Area for FSI Purpose	2211.78	402.40
6	Permissible FSI/ BUA	4.00/ sanctioned	4.00/ sanctioned
7	Permissible BUA	8847.12	1609.60
8	Rehab Built up area (excluding areas under staircase & common passage)	3744.25	721.11
9	Built up area of common passages, Balwadis, Welfare Center, Society Offices& Amenity	1559.45	221.91
10	Rehab Component (8 + 9)	5303.70	943.02
11	Incentive FSI Land Rate / Ready reckoner rate Ratio	1:1	1:1
12	Sale Component (10 x 11)	5303.70	943.02
13	Proposed Sale component in situ	5303.70	943.02
14	Total BUA sanctioned for the Scheme (8 + 13)	9047.95	1664.13
15	Total FSI sanctioned for the scheme (Sr. 14/Sr. 5)	4.09	4.14
16	TDR generated in the scheme	Nil	Nil
17	A) Nos. of slum dwellers to be re-accommodated		
	Rehab Residential (Eligible)- nos.	71 Nos.	--
	Rehab R/C (Eligible)- nos.	Nil	--
	Rehab Commercial (Eligible)- nos.	03 Nos.	--
	Eligible Amenity	Nil	--
	B) Amenities to be provided		
	Balwadi - nos.	1 No.	--
	Welfare Centre - nos.	1 No.	--
	Amenity 1	1 No.	--
	Amenity 2	1 No.	--
	Society Office	2 Nos.	--
	Community Hall	1 No.	--
	Nos. of Prov./ PAP generated in scheme	46 Nos.	22 Nos.

4. The Amenity tenements as mentioned in LOI report salient features shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing/ taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women 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	Amenity-1	Handed over to the slum dwellers society.
5	Amenity-2	Handed over to the slum dwellers society.

5. 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. Mts. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
6. The Developer shall hand over 44 Nos. provisional PAP tenements within three months after grant of OCC. The said PAP tenements as mentioned in LOI report salient features above be handed over to the Slum Rehabilitation Authority/ Estate department or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq. Mts. 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.
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/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 provision of IPC 1860 and Indian Evidence Act.1872.
8. The following conditions 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:-
 - (a) PAP tenements if generated in this particular S.R. scheme shall not be shifted to another scheme by clubbing the scheme. However, same shall exclusively by handed over to SRA/ M.C.G.M.
 - (b) The final demarcation and area of this SRA scheme will be subject to final demarcation by City Survey Officer. Final demarcation by City Survey Officer before demolition of huts and IOA is compulsory
9. 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.
 - A) Details of land Ownership :- The plot under reference is on Government land i.e. plot area adm. 2211.78 sq.mt., partly on MMRDA plot area adm. 402.40 sq.mt.
 - B) Details to Access :- Plot is accessible by 45.70 mt. wide D. P. Road known as Jogeshwari-Vikhroli Link Road (JVLR) with Service Road having 12.00 mt. in width.
 - C) Details of D.P. Remarks *DP-2034* :- Reserved for Residential zone. The land is also partly affected by proposed 45.70 (12.00 mt.) mt. wide D. P. road and situated in Residential Zone.

10. That you shall provided 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 dwellers are re-housed in the proposed rehabilitation tenements.
11. That you shall obtain the permission for construction of 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 CC for Rehab bldg.
12. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./ MHADA/ Govt. have been cleared. Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the sale Bldg.
13. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building wing.
14. 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.
15. That you shall submit phase-wise programme for development of infrastructure 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 plan or before issue of C.C. for 1st Rehab Bldg. wing.
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/ Society shall pay premium at the rate of 25% in terms Ready Reckoner 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/ MMRDA and as per the stages as mentioned in the Circular No. 85 & 114 of SRA.
18. 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 VII (2.8) under reg. 33(10) of DCPR-2034 are applicable.

19. If it is noticed that 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.
20. The Developer shall complete the Rehab Component of project within the stipulated time period from the date of issue of CC to 1st Rehab/ Composite 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.

21. The Chief promoter/ Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before allotment of Rehab tenements or before execution of conveyance of land in favour of slum society, whichever is earlier. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
22. The Chief promoter/ Developer 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.
23. The IOA/ Building plans shall be submitted in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
24. That you shall submit National Monument Authority (NMA) NOC & MMRCL NOC before IOA to composite building.
25. That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.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.

26. That you shall register the construction workers as per the building & other construction workers Act, 1996 with commissioner of Labor GOM as per Hon. Supreme Court order dtd. 26.09.2018.
27. That you shall provide requisite segregation centers/ OWC in said S.R. Scheme in Consultation with AE (SWM) of MCGM to avoid dumping of waste into the land till site.
28. 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.
29. That the work shall not be carried out between 10.00 p.m. to 6.00 a.m., only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & Forest Dept.
30. That you shall Register with MAHA RERA Authority and submit the copy of Registration as per MAHA RERA before Further C.C to Composite/ Sale Building.
31. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
32. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
33. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/ lottery.
34. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
35. That you shall submit Registered Undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the Developer.
36. That the Developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM(c) No(s) 1/2015.

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

Yours faithfully,

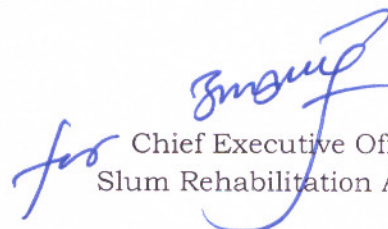


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Addl./ Dy. Collector, MSD.
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.



for Chief Executive Officer
Slum Rehabilitation Authority