

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1269/KE/PL/LOI

Date: **27 FEB 2024**

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. Nirman Realtors and Developers Ltd.**
Owner 14, Nyaysagar, Old Nagardas Road,
Near Chinoy College, Andheri (E),
Mumbai 400 069.

Society : Sanskruti Nirman (SRA) Co-Op. Hsg. Society Ltd.

Sub. : Revised LOI for Proposed S. R. Scheme under Reg. 33(10) on plot bearing CTS No. 273, 273/1 to 8, 275, 275/1 to 8, 276 & 276/ 1 to 12 of Village Mogra, Taluka Andheri, at Jogeshwari (E), K/E Ward, Mumbai.

Ref. : SRA/ENG/1269/KE/PL/LOI

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 **Revised "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. No	Description	Proposed as per Reg. 9(6)(a) of DCPR, 2034
1.	Gross plot area for S.R. Scheme	1073.00
2.	Total Deduction for	
	(i) Any Reservation (DP-PG 999.54 x 35%)	--
	(ii) Road set-back area	124.61
	(iii) Total (i + ii)	124.61
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034	948.39
4.	Addition for FSI purpose (as per DCR,1991)	124.61
5.	Total plot area for FSI purpose	1073.00
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00
7.	Permissible BUA on the plot (7 x 8)	3219.00
8.	Rehab Built up area/ FSI (excluding areas under staircase & common passage) (PAP BUA interchanged to Sale BUA)	1418.28
9.	Common Passage & Amenity Area	242.81
10.	Rehabilitation Component (Rehab FSI + common passage + Amenity area) (PAP BUA interchanged to Sale component)	1661.09
11.	Sale BUA permissible in-situ	1661.09
12.	Sale BUA proposed in-situ	1661.09
13.	Permissible fungible FSI in-situ sale BUA	581.38
14.	Proposed fungible FSI on sale BUA	498.77
15.	Total BUA sanctioned for the Scheme (8+11)	3079.37
16.	Total FSI sanctioned for the scheme	2.87
17.	TDR generated in the scheme (11-14)	--
18.	No. of Eligible slum dwellers to be accommodated in scheme.	37 Nos.
19.	No. of Provisional PAP tenements in the Scheme generated in scheme.	11 Nos.

4. 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.
5. The Developer shall hand over provisional/ PAP's 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 25.00 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.

6. 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.
7. Details of land Ownership :- The plot under reference is on private ownership, plot area adm. 1073.00 sq.mt.
 - A) Details to Access :- The plot u/ref. abuts to the junction of proposed 9.15 mt. wide D. P. Road.
 - B) Details of D.P. Remarks :-
SRDP 1991 : Reserved for Residential zone and situated in Residential Zone.
DP-2034 : Reserved for Residential zone and situated in Residential Zone.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. That you shall Registered with MAHA RERA Authority as per RERA act and submit the copy of registration.
14. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
15. 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.
16. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/ lottery.
17. As per the Circular No.191, you shall submit self-certified Structural Audit certificate from registred Structural Engineer having min. experience of 5 years for Rehab building at the time of application for Occupation Certificate as per the SRA policy.
18. 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.
19. 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.
20. 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.
21. That you shall abide with all the proceedings/ orders of Hon'ble court of law or any judicial/ quasi judicial forums arising out of S. R. Scheme u/ref. if any, you shall submit proposals by taking due cognizance of it from time to time.
22. Conditions mentioned in previous LOI dtd. 23/09/2009 shall prevail except conditions no. 1, 16, 17, 18 & 37.
23. That you shall be binding by the provision of circular no. 209 & 210 and have to comply.

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,

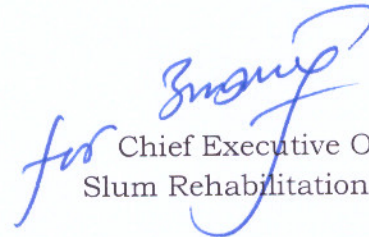


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the 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