

SLUM REHABILITATION AUTHORITY

No.: FN/STGOVT/0069/20231113

Date: 05 MAR 2024

1. **Architect** : Shri. Sameer V. Kulkarni of
M/s. V. K. Kulkarni & Associates
44/2197, Pranav CHSL,
Gandhi Nagar, Bandra - East,
Mumbai - 400 051.
2. **Developer** : M/s. Lakadawala Housing Pvt. Ltd. (Developer)
M/s. Prarthana Griha Nirman (Co-Developer)
Plot no. 12, Maria Annex,
Mukundrao Ambedkar Road,
Sion Koliwada, Antop Hill,
Wadala, Mumbai - 400 037.
3. **Society** : 'Shree Ganesh Seva SRA CHS (Prop.)'

Sub: LOI for S. R. Scheme proposed on plot bearing C.S. No. 6(pt.), 147(pt.) to 155 (pt.), 161(pt.) to 180 (pt.), 184 (pt.), 186 (pt.) to 188 (pt.), 190 (pt.) to 192 (pt.) of Salt Pan division, F/N ward, Wadala, Mumbai - 400 037.

Ref.: FN/STGOVT/0069/20231113.

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 Letter of Intent is issued on the basis of plot area certified by the Licensed Surveyor 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 is obtained for any one building 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, no 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	Parameters proposed
1	Plot area considered for proposal	38855.63
2	Deduction for:	
	i Road Set back area & proposed road	639.16
	ii Reservation of Green Belt	8439.73
	iii Reservation of Garden/park	8430.68
	iv Reservation of Cemetery	1713.89
	v Appurtenant area of Municipal market reservation	39.61
	v Total deduction	19263.07
3	Net plot area (1-2)	19592.56
4	Add DP/Set back area (Addition for FSI purpose)	639.16
7	Total Plot Area for FSI (5+6)	20231.72
8	Max. Permissible F.S.I.	4.00 or Sanctioned FSI whichever is higher.
10	Rehab BUA for FSI purpose	63123.77
11	Area covered under Balwadi, Welfare Centre, Society Office, Fitness center, Library, Common passage & Community Hall	32290.55
12	Rehab Component (10 +11)	95442.55
	Sale Component Permissible for the scheme $\{(12) \times 1.2\}$	$95442.55 \times 1.2 = 114497.20$
13	Sale Component Permissible for the scheme	114497.20

14	Allowable TDR/BUA as against construction amenity	152.29
15	Total sale BUA allowable in-situ	114649.49
16	Total permissible BUA for the scheme (10 +15)	177773.26
17	Permissible FSI for the Project (16/7)	8.786
18	Number of slum dwellers to Re-accommodate.	1898
	Number of PAP tenements generated in the scheme.	-
	Amenity structures	08
	Balwadi	08
	Welfare center	19
	Society office	08
	Library	08
	Fitness Centre	01
	Community hall	

4. The developer needs to obtain the final plot area demarcation from the competent authority before asking plinth CC to the building u/r.
5. Licensed plumber shall be appointed by the developer for design & supervision of drainage work, the completion certificate from licensed plumber shall be submitted.
6. Architect shall submit CFO NOC for compliance of Fire Safety measures before asking plinth CC to the respective bldg. u/r. The completion certificate from CFO is to be submitted before grant of OCC.
7. Revised RCC design and drawings shall be incorporated in amended plans approval for record.
8. A structural stability/completion certificate shall be submitted after completion of the building.
9. That you shall submit NOC from E.E (T&C) of MCGM/consultants as per EODB and Ch.E (M&E) of MCGM before granting Plinth CC to respective wings of the composite building u/r.
10. Third party Quality Auditor & Project Management Consultant shall be appointed for all rehab buildings before asking plinth CC to respective buildings.

11. The developer shall submit the final eligibility status for all the tenements in the scheme before asking for final OCC to respective buildings. Till that time the non-eligible tenements shall be treated as PAP tenements.
12. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of the ASR rate for land the Slum Rehabilitation Authority.
13. The Developer shall hand over PAP tenements if any within three months after grant of OCC.
14. The said PAP tenements should 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. mt. free of cost.
15. 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.
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 respective 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 Chief Promoter/Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of C.C. of Rehab portion. 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 and 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.

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.

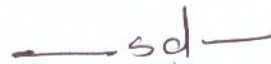
B) That Developer/Society shall give wide publicity by way of advertisement in a prescribed format for the approval of S.R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such newspapers shall be submitted to concern Exe. Engineer within two months from the date of LOI.
23. The IOA/Building plans will be approved in accordance with the modified DCPR Regulations and prevailing rules, policies and conditions at the time of approval.
24. Any Arithmetical error/typographical error 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 obtain NOC/Remarks from SWD Department and SP(P&D) department of MCGM before granting Plinth CC to any building in the layout.
27. That you shall hand over area under reservation of D.P roads to MCGM before asking last 25% C.C to the Sale BUA.
28. That you shall obtain A.E survey remarks before granting further C.C to any Building in the layout.
29. The developer shall handover Anganwadi (Balwadi) as mentioned in salient features above shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in the 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 date of issue of OCC to respective buildings. Handing over/taking over receipt shall be submitted to SRA by the developer.
30. That you shall submit individual agreements from more than 51% of eligible slum dwellers before asking any further approval in the S.R Scheme u/r as

per the sample agreement prepared by Legal department of SRA & provide minimum amenities as stipulated therein.

31. That P.R Card in the name of Slum Rehabilitation Authority shall be obtained before asking any further approval in the Scheme u/r.
32. That the Architect/developer shall submit fresh P. R. cards for subdivided/amalgamated plots before asking last 25% C.C to the Sale BUA.
33. As per the Circular No. 108, developer has to maintain the Rehab component for a period of 3 years from the date of granting OC to the respective buildings. The security deposit/ Bank guarantee deposited with SRA will be released thereafter.
34. 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.
35. As per the Circular No. 137, you shall pay charges for identity cards of eligible slum dwellers/lottery.
36. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
37. That you shall get registered under Real Estate Regulatory Authority (RERA).
38. The developer shall submit registered undertaking stating that the constructed Yogalaya or Fitness Centre shall be handed over to proposed Co-Operative housing Society/Apartment owner association before asking Further CC to the building u/r.
39. That you shall revise LOI after completion of land acquisition proceeding of part portion of CS. No. 210.
40. That you shall submit demarcation of buildable reservation area of Municipal market and vending zone and non- buildable reservation area of Cemetery Recreation Ground and Green belt.
41. That you shall submit concurrence of Municipal Architect regarding buildable reservation of Municipal Market and vending zone and non-buildable reservation area Cemetery Recreation Ground.
42. That you shall submit Indemnity Bond Indemnify CEO SRA and its staff for failure of Mechanical Parking system proposed for rehab and sale tenements in future.
43. That you shall complies all the relevant conditions laid down in Circular no. 210 dtd.01/08/2023 before issue of LOI.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they shall 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 LOI.

Yours faithfully,

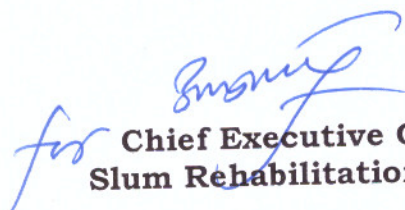


**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM
2. Addl. Collector (Enc./Rem.) Mumbai City
3. Chief Engineer (Development Plan), MCGM.
4. Assistant Commissioner "F/N" Ward of MCGM.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website


**for Chief Executive Officer
Slum Rehabilitation Authority**