



## SLUM REHABILITATION AUTHORITY

No. G-N/MCGM/0148/20230123/LOI

Date: **21 MAR 2024**

**Licensed Surveyor:** Shri Santosh Zirmute of  
M/s. Arch View Associates  
Bldg. No. 46/2249, Suprabhat CHS,  
Gandhi Nagar, Near MHADA office,  
Bandra (E), Mumbai. 400051.

**Developer :** M/s. HRUB CONSTRUCTION LLP  
Off. No. 2914/15, 29th Floor, A wing, Marathon  
Futurex, Mafatlal Mill compound, N.M. Joshi Marg,  
Lower Parel (E), Mumbai - 400 013

**Society:** "Mahim Metro CHS (Prop.)".

**Sub.:** LOI for Proposed Joint Development Scheme under regulation 33(10) and 33(7) of DCPR-2034 on plot bearing F.P No. 686 of TPS-III Mahim, Taluka - Mumbai City, at Lady Jamshetji Road, Mahim (W) in G/N ward for "Mahim Metro CHS (Prop)".

**Ref.:** G-N/MCGM/0148/20230123/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 Letter of Intent is issued on the basis of plot area certified by the L.S./L.S. 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, nos. of eligible huts etc. the parameters shall be got revised from time to time.

**The scheme parameters for S.R. Scheme are as under;**

Sr. No.	Description	Area In Sq. Mtr.		
		33(10)	33(7)	Total
1	Area of plot	3223.87	203.42	3427.29
2	Deduction for			
	(a) Area under Road Set Back	--	--	--
	(b) Fire Brigade Station Reservation (689.09/4)	172.27	--	172.27
3	Net area of plot for computation of T/S density. (1-2)	3051.60	--	3051.60
4	Addition for FSI			
	(a) Area under Set Back			
	(b) Fire Brigade Station Reservation	172.27	--	172.27
5	Plot area for FSI purpose	3223.87	203.42	3427.29
6	Maximum Permissible FSI on plot (As per cl. 3.8 of Reg. 33(10) of DCPR-2034)	4.00 OR upto sanctioned FSI whichever is higher	3.00	--
7	BUA permissible on the plot (5 x 6)	12,895.48	610.26	13505.74
8	Rehab BUA under 33(10)	6729.90	--	6729.90
9	Area of passages and other Amenities.	3581.02	--	3581.02
10	Rehabilitation component (8 + 9)	10310.92	--	10310.92
11	Redevelopment BUA under 33(7) (Carpet Area of Ex.Tenant = (269.71 x 1.2))	--	323.65	323.65
12	Additional Entitlement 5% BUA under 33(7) for Existing tenement (269.71 x 5% x 1.20)	--	16.18	16.18
13	Total Redevelopment Existing tenement BUA under 33(7) = (11+12)	--	339.83	339.83
14	Incentive Sale FSI under 33(10) (Sr. No. 10 x Incentive BUA Ratio 0.9)	9279.82	--	9279.82
15	Incentive Sale BUA under 33(7) as per clause 5(a) of Reg. 33(7) i.e. (78% x 13)	--	265.06	265.06
16	BUA in lieu of Constructed amenity (Fire brigade station reservation)	253.59	--	253.59
17	Total Sale BUA permissible (14+16)	9533.41	265.06	9798.47
18	Permissible BUA for 33(10) (Rehab + Sale) (8+17)	16263.31	--	16263.31
19	BUA permissible as per 3.00 FSI including 5% carpet area given to Ex. t/s. 33(7) = ((203.42 x 3) + (269.72 x 5% x 1.20)) As per Clause No. 01 of Reg. 33(7) (7+12)	--	626.44	626.44
20	BUA (Ex. Tenant + incentive) 33(7) = (13+15) As per Clause 5(a) of Reg. 33(7)	--	604.89	604.89
21	Total BUA sanctioned for the scheme	16263.31	626.44	16889.75
22	Total FSI sanctioned for the scheme	5.04	3.079	

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23	Surplus Area under 33(7)	--	21.55	21.55
24	MCGM share of surplus area (2/3 of (21)) as per clause 4 of Reg. 33(7)	--	14.36	14.36
25	Developers Share of surplus area (1/3 of (21)) as per clause 4 of reg. 33(7)	--	7.19	7.19
26	Total entitlement of free-sale area of developer upon payment of capitalized value for MCGM's share of surplus area	--	14.36	14.36
27	Sale BUA proposed in-situ (17 + 24 +25)	9533.41	286.61	9820.02
28	No. Eligible of Rehab t/s. to be accommodated	17 Nos.	6 Nos.	
	• Rehab Residential			
	• Commercial	17 Nos.	1 No.	
29	Provisional PAP tenements as against non-eligible tenements			
	• Residential	36 Nos.	--	
	• Commercial	32 Nos.	--	
30	Regular PAP tenements.	121 Nos.	--	
31	Amenities:			
	Balwadi	01 Nos.		
	Welfare Hall	01 Nos.		
	Society Office	02 Nos.		
	Yuva Kendra	01 Nos.		
	Library	01 Nos.		

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by L.S. / 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/L.S. are liable for action under version provision of IPC 1860 and Indian Evidence Act, 1872.
5. Details of land ownership: - The plot bearing F.P No. 686 of TPS-III Mahim, Taluka - Mumbai City is MCGM land and the S.R. Scheme has been implemented.
6. Details to access: - As per the D.P remarks, the plot under reference directly accessible from existing Kapad bazar Road at south side having width 15.24 mtr., 9.14 mtr. wide existing road at west side and existing lady Jamshetji Marg at east side.
7. Details of D.P. remarks/T.P. Remarks: - As per D.P. Remarks, the plot under reference is affected by reservation of RR 2.1(Rehabilitation & Resettlement) and as per T.P. Remarks, the plot under reference is reserve for Fire Brigade Station.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of Ready reckoner rate per sq.mt. to the Slum Rehabilitation Authority as decided by the Authority.

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9. The Developer shall hand over PAP tenements if any within one 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/BMC or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.
10. 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.
11. The Amenity Tenements of Balwadi/Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Hall, Society Office & additional amenity 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 respective bldg. handing over/Taking over receipt shall be submitted to SRA by the developer.
12. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances there of shall be submitted to this office in time.
13. 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.
14. 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
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 1<sup>st</sup> 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 shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After

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finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.

19. The Developer, L.S. 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.
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/L.S. 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. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
24. The proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
25. That you shall confirm and submit the user of the buildable reservation of Fire Brigade Station with consultation of concerned Dept. of BMC and accordingly concurrence from BMC for buildable reservation of Fire Brigade Station before granting Plinth CC to rehab building if any changes will arise in concurrence of reservation the IOA will get revised accordingly.
26. That you shall hand over the Fire Brigade Station Reservation to BMC/Concerned Dept. and the PR card of the said land shall be transferred in the name of BMC/Concerned Dept. before requesting last 25% C.C. to Sale BUA.

27. That you shall demarcate the scheme plot from CTSO/DSLRL before requesting plinth CC to the rehab building under reference.
28. The balance tenements after finalization of eligibility from competent authority before asking O.C.C. to Rehab bldg. in S.R. Scheme under reference & same will be handed over to Estate Manager (SRA) as PAP tenements.
29. High Rise Sale Buildings: -
  - a. That you shall appoint Project Management consultant with prior approval of Dy.Ch.E.(S.R.A.)/E.E.(S.R.A.) for implementation / supervision / completion of S.R. Scheme.
  - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
  - c. That the developer shall execute tri-partite Registered agreement between Developer, SPPL & Lift Supplying Co. or maintenance firm before comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise sale building bldg.

Entire cost shall be borne by the Developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C. The third party quality auditor shall be appointed for the scheme with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E.(S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
  - d. That the Developer shall install fire fighting system as per requirement of C.F.O. and to the satisfaction of this department. The Developer shall execute tri-partite registered agreement between developers, SPPL & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise sale building.

Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
  - e. That the structural design of buildings having height more than 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.
  - f. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme & necessary charges shall be paid as directed by SRA.
30. That you shall submit NOC from CFO before requesting plinth CC to the respective buildings.
31. That you shall submit Registered Undertaking from developer for not to misuse following before plinth CC of respective bldgs. :
  - a) Not to misuse the Stilt.
  - b) Not to misuse the Entrance Lobby.
  - c) Not to misuse Chhajja.

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- d) Not to misuse Pocket/Sloping/Part Terrace.  
e) Registered Undertaking stating that fitness centre will not be misused & the same will be handed over to the Society of flat purchasers for the use of them.
32. That you shall submit NOC from E. E. (T & C) for parking layout and N.O.C from Ch. Eng. (M & E) of MCGM for parking and mechanical ventilation and Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system before granting Further CC to rehab & sale building.
33. That you shall submit the NOC from electrical supply company regarding electric substation before requesting Plinth CC to respective building.
34. That you shall submit Environment clearance before CC beyond 20,000 sq. mtr construction BUA in the scheme.
35. That you shall comply the conditions as per clause 2.8 of Reg. 33(10) of DCPR-2034 after issue of LOI.
36. That the land premium shall be paid as follows,

Total amount of land premium = 3427.29 Sq.Mtr. x Rs. 1,23,300/- x 1.3325% = Rs. 14,05,09,464.95/- Say <b>Rs. 14,05,09,500/-</b>		
Sr. no.	Stage	Amount due
1	At the time of issue of LOI (10% of 10,56,46,215/-)	Rs. 1,40,50,950/-
2	At the time of issue of Plinth CC for Sale Building (10% of 10,56,46,215/-)	Rs. 1,40,50,950/-
3	At the time of issue of OCC for Sale Building (80% of 10,56,46,215/-)	Rs. 11,24,07,600/-
	Total	Rs. 14,05,09,500/-

37. That the developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab wing and the security deposit bank guarantee deposited with the SRA will be released thereafter.
38. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
39. That you shall submit Structural stability certificate from Registered Structural engineer having minimum experience of 5 years for rehab building at the end of Defect Liability period.
40. That you shall pay Rs. 100/- (Rupees Hundred Only) per eligible slum dwellers towards issue of Identity cards as per circular No. 137 before issue of Occupation Certificate of rehab building.
41. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control)

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Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.

42. That you shall submit RERA registration certificate before asking further CC to the sale building.
43. That the cognizance of Govt. notification no. झोपुप्रा-१२०३/प्र.क्र. ४६/२०१९/झोपसु -१ दिनांक २८/०८/२०१९ shall be taken and the conditions mentioned in the notification to be followed scrupulously.
44. That you shall abide with all the proceedings/order of court of law or any judicial/quasi-judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposal by taking due cognizance of it from time to time.
45. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration, SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.
46. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.
47. That you shall comply all condition of SRA Circular no. 209 dtd. 01/08/2023, submit the register undertaking to that effect and display a board at site clearly indicating PAP/PTC tenants in the subjected S.R. Scheme in Marathi.
48. That you shall strictly abide the conditions mentioned in the SRA Circular No. 210. Dtd. 01/08/2023.
49. That you shall strictly abide the conditions mentioned in the SRA Circular No. 213 at appropriate stages.
50. That you shall submit High Rise NOC before further C.C. above 120m
51. That you shall submit Remarks from MMRDA before commencing any development. Hence, Remark/NOC from MMRDA shall be submitted before plinth CC to the Rehab Building in the layout
52. That you shall revised the LOI/IOA if the developer fails to submit CFO NOC before asking plinth C.C.
53. That you shall submit NOC from MHADA/Competent authority regarding existing cessed structure before issue of IOA till no IOA will be issued.



54. That you shall submit Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system will be insisted before granting OCC to the respective buildings.
55. That you shall submit the NOC from Civil Aviation Authority before granting further CC to the sale building.
56. That you shall get separate layout approval before CC of 1<sup>st</sup> bldg. in the Layout.
57. 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.

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 modified D.C.P.R of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

*sd-*

Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, BMC.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "G/N" Ward, BMC.
4. Chief Engineer (Development Plan), BMC.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.
6. Deputy Collector (SRA)-Copy for information to take further necessary action as per circular no. 37

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority