



SLUM REHABILITATION AUTHORITY

No. P-N/PVT/0217/20230221/LOI

Date: **22 MAR 2024**

- Licensed Surveyor** : Shri Santosh Zirmute of
M/s. Arch view Associates
46/2249, Suprabhat CHS, Gandhi Nagar,
Near MHADA, Bandra(E), Mum.51.
- Developer** : M/s. Jaliyan Developer.
Office No.14, Sujata Apartment,
2nd flr, Above Malad Sahakari Bank,
Rani Sati Road, Malad East,
Mumbai - 400 097.
- Society** : "Shiv Prerna SRA Gruhnirman Sanstha (Prop.) and
Sankalp SRA Gruhnirman Sanstha (Prop.)"

Sub.: Issuance of LOI by Clubbing of two S.R. schemes
Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No.
351 (pt.) of village Kurar, Taluka- Borivali, Patel nagar, Santaji
Dhanaji Marg, Malad (E), Mumbai 400 097 for "Shiv Prerna SRA
Gruhnirman Sanstha (Prop.)" and "Sankalp SRA Gruhnirman
Sanstha (Prop.)" under Regulation 33(10) of DCPR 2034. **(Now
called as S.R. Scheme no.1)**

Clubbing with

Approved Slum Rehabilitation Scheme on Slum plot bearing CTS
no. 451, 452, 452/1 to 12, 453(pt.), 454 and Non Slum plot
bearing CTS No. 278/E/3 & 453(pt.) of Village-Kurar, Taluka-
Borivali, Mumbai for "Ekta-2 SRA CHS Ltd." (Earlier known as
"Ekta SRA CHS (prop) & Ekta-2 SRA CHS (prop)") under reg.
33(10) and reg. 33(11) of DCPR-2034. **(Now called as S.R.
Scheme no.2)**

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. 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 salient features of the scheme are as under:

Sr. No	Description	As Per Proposed Clubbing parameters (In sq. mtr.)
1	Area of plot	3133.14
2	Deduction for	
	a) Setback area of Road	470.80
	b) Road Depo (RMS 1.1) Reservation (551.13/4)	137.78
	Total Deduction	608.58
3	Net area of plot for computation of t/s. density.	2524.56
4	Addition for FSI	608.58
5	Total Plot Area for FSI Purpose	3133.14
6	Permissible F.S.I.	4.00 or sanctioned FSI whichever more
7	BUA permissible	12532.56 or more
8	Rehab BUA	5602.15
9	Rehab passages & Amenity Area	2693.62
10	Rehab Component	8295.77
11	Sale Component (10 x Incentive BUA-1.10)	9125.34
12	BUA in lieu of buildable reservation of "Road Depot (RMS1.1)".	651.92
13	Total BUA sanctioned for the project (8+11+12)	15379.41
14	Total FSI sanctioned for the project (13/5)	4.908
15	Total Sale BUA Permissible (11+12)	9777.26
16	Clubbing PTC BUA Shifted From S.R. Scheme no. 2	524.98
17	PTC BUA proposed against clubbed from S.R. Scheme no. 2 (Add. BUA counted in Sale BUA)	530.63
18	Excess sale BUA use for PTC (17-16)	5.65
19	Sale BUA permissible in-situ (After clubbing) (13-18)	9246.63 (9777.26-Less 524.98 clubbing sale BUA Shifted to S.R. Scheme No.02 - Less

20	No. of Rehab t/s. as per Reg. 33(10)	
	• Rehab Residential	58 nos.
	• Rehab Commercial	02 nos.
21	Provisional PAP tenements as against non-eligible tenements as per Cl. 3.12C	
	• Rehab Residential	81 Nos.
	• Rehab Commercial	22 Nos.
22	Regular PAP T/s generated in the scheme as per Cl. 3.12(A)	
	• Residential	14 Nos.
23	Amenities for rehab tenants under Reg. 33(10)	
	• Balwadi	01 No.
	• Welfare Center	01 No.
	• Society Office	02 Nos.
	• Library	01 No.
	• Skill Dev. center	01 No.
24	Clubbing PTC tenements Shifted from S.R. Scheme No.-02	11 Nos.

4. 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/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/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act, 1872.
5. Details of land ownership:- The slum plot bearing CTS No. 351 (pt.), Village- Kurar, Taluka- Borivali, Patel nagar, Santaji Dhanaji Marg, Malad (E), Mumbai 400 097 is Private Land.
6. Details to access:- The plot under reference is directly accessible from 2 nos. of proposed D.P road of 13.40 mtr and existing road proposed to be widened to 9.15 mtr.
7. Details of D.P. remarks:- As per D.P Remark-2034, the plot under reference is situated in residential zone and affected by reservation of RMS1.1 (Road Depot) (Part of larger reservation) and setback of 2 nos. of 13.40 mtr. & 9.15 mtr. wide proposed roads.
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.
9. The Developer shall hand over PAP/PTC tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum

Authority for Project Affected Persons, each of carpet area 27.88 sq. m. free of cost.

The PAP/PTC tenements shall be marked as a PAP/PTC tenement on front doors prominently. After completion of the building, PAP/PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

10. 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 Rehab bldg. handing over/Taking over receipt shall be submitted to SRA by the developer.
11. 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.
12. 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.
13. 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.
14. 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.
15. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 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.

16. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of OCC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
17. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum

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.

18. 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.
19. 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) with in 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.
20. 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.
21. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
22. 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.
23. That you shall demarcate the scheme plot from CTSO/DSLIR before granting CC to the Rehab building.
24. The balance tenements after finalization of eligibility from competent authority before asking OCC of Rehab bldg. in S.R. Scheme under reference & same will be handed over to Estate Manger (SRA) as PAP tenements.
25. High Rise Rehab/PTC Building:-
 - 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 Rehab building.
- d. 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.
- e. 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 Rehab 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.

- f. That the structural design of buildings having height more than 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.
- g. 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.

- 26. That you shall submit NOC from CFO before plinth CC to the respective building.
- 27. That you shall submit the registered undertaking from Developer for not to misuse the stilt/ service floor before granting plinth CC to Rehab bldg.
- 28. That you shall develop the road set back area as per MCGM specification after obtaining the remarks of E.E.(Roads) planning & the developed road setback area shall be handed over to MCGM & P.R. Card shall be transferred in the name of MCGM before granting CC of the last 25% of sale BUA of Sale bldg.
- 29. That you shall submit the NOC from electrical supply company regarding electric substation before granting plinth CC of Sale building.
- 30. That you shall submit N.O.C from E.E. (T & C) for parking layout and N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking &

Registered Structural Engineer for Mechanical parking system before granting further CC to Rehab & Sale building.

31. 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.
32. 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.
33. 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.
34. 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.
35. 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) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
36. That you shall submit RERA registration certificate before asking further CC to the sale building.
37. That you shall abide with all the proceedings/order of court of law or any judicial/cosy 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.
38. 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.
39. That you shall submit demarcation of the road setback area before granting further CC to rehab bldg. u/r.
40. That you shall submit supplementary Annexure-II by finalization of users of File Not received from Bio-metric before requesting O.C.C to the rehab building in the S.R Scheme u/r. Further if there are any change in the Scrutiny sheet the LOI/IOA to that effect shall be revised accordingly.
41. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.

42. That you shall submit separate P.R. Card in the name of society before granting CC to last 25% Sale BUA of Sale building.
43. That you shall submit concurrence/demarcation of D.P. Dept. of MCGM regarding buildable reservation of RMS1.1 (Road Depot) before granting further CC to Sale building.
44. That you shall submit supplementary annexure-II from competent authority with area and eligibility of the commercial slum dwellers before asking OCC to Rehab building.
45. That you shall get separate layout approval before IOA of Sale bldg. in the scheme.
46. That you shall submit Environment clearance before CC to the beyond 20,000 sq. mtr. construction BUA in the scheme.
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 to the conditions mentioned the SRA circular no. 210 and the PAP in the S.R. Scheme shall be constructed as per approvals and same shall be handed over to the competent authority after obtaining OCC. The last 25% Sale BUA C.C will be restricted till the said PAP/PTC's are not handed over to SRA by following due process.

If applicant Society/ Developer/ L.S. are 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 the Clubbing LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "P/N" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 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

Chief Executive Officer