

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1285/RS/STGL/LOI
SRA/R-S/MHADA/0017/20060612

Date: 28 MAR 2024

1. **Architect :** Shri. Suresh Gaikwad.
of M/s. Sky Tech Consultants,
A-301, Agarwal B2B Center, D'monte Lane, near Malad
Industrial Estate, Orlem, above Silver Oak hotel,
Kanchpada, Malad (W), Mumbai - 400 064.
2. **Developer :** M/s. House of Royal Realtors LLP
3. **Society :** 1) Gharkul SRA Chs (Prop.)
2) Om sai shraddha Renuka Nagar SRA Chs. (Prop)

Sub: Issue of LOI for the proposed amalgamation of two S.R.
Scheme on bearing C.T.S. No - 128 A/4(pt), 128 A/5 (pt) &
128A/8A Village Kandivali Taluka Borivali, Kandivali (W),
Mumbai.
1) Gharkul SRA Chs (Prop.)
2) Om sai shraddha Renuka Nagar SRA Chs. (Prop.)

Ref:

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to inform you that this **Letter of Intent** is considered and principally approved for the sanctioned **FSI of 5.544 (Five point five four four)** for slum plot under Reg. 33(10) of DCPR-2034, as per parameters mentions here 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 is 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.

Sr. No.	Description	Proposed parameters		
1.	Gross plot area for S.R. Scheme	14304.68		
2.	Total Deduction for D.P. road + set back area + existing road			
(i)	Proposed 13.40 m wide	1523.31		
(ii)	Road setback area under 36.60 mt. wide D. P. road	50.66		
(iii)	Area under existing internal road	673.56		
3	Total under D.P. road + set back area + existing road	2247.53		
4	Land component under buildable reservation			
i)	Land component under buildable reservation of Multipurpose Community Centre 302.17/5.445	55.49		
ii)	Land component under buildable reservation of police station 123.76/5.445	22.73		
iii)	Land component under buildable reservation of Government office 152.94/5.445	28.09		
5	Total Land component under buildable reservation	106.31		
6	Total deduction 3 + 5	2353.84		
7	Balance area of plot	11950.84		
8.	Addition for FSI purpose 3 + 5	2353.84		
5.	Total plot area for FSI purpose	14304.68		
9.	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034	4.00/ sanctioned		
10.	Proposed Rehab built up area	26410.53		
10a	Area for Amenities, passage etc.	16496.06		
11.	Rehab Component (10+10a)	42906.59		
12	Incentive factor	1.20		
13	Incentive Sale Component (11x12) (41,768.31X 1.20)	51,487.91		
14.	Total BUA permitted for project (10+13)	77,898.44		
15	FSI permissible on site	5.544		
16.	Construction TDR generated in scheme			
	i) Multipurpose community centre	236.52		
	ii) Police station	96.87		
	iii) Government office	119.71		
17	Total no tenement and amenities	453.10		
	Eligible	Provisional	Total	
	Resi	517	49	566
	Comm	92	20	112
	Resi/Comm.	02	Nil	02
	Total	611	69	680
	PAP			149
	Total			829
	Amenities			
	Society office			08

Health centre	03
Library	03
Welfare centre	03
Community hall	02
Total	22 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 plot under amalgamation of two S.R. Scheme on plot bearing C.T.S. No - 128 A/4(pt), 128 A/5 (pt) & 128A/8A Village Kandivali Taluka Borivali, Kandivali (W), Mumbai. The ownership of the plot vests with MHDA
6. Details of access:- the plot under reference is directly accessible from 36.60 mt.wide D. P. road , 13.40m wide proposed D.P.road and 4.95 wide existing 63.K road
7. D.P. Remarks:- As per D.P. remarks 2034 plot u/S.R. scheme is situated in Residential (R) zone & affected by reservation of A.H. Reservation , Multipurpose Community Centre and is affected by 13.40 mt wide proposed D.P. road, set back to 36.20m wide D.P.road & 4.95 m wide existing internal road. However as per survey remarks 2034 as per sanctioned E.P.RS-82. The plot under reference is affected by Rehabilitation and Resettlement (RR2.1, ,Multipurpose Community Centre, Police station (RPU-3.1) and (Government Housing (R.O2.1)
8. That you shall pay the land premium at respective stages as per provisions of clause 1.11 of regulation 33(10) of DCPR 2034 and as per the circular issued under No-114 dated 19/07/2010 of SRA development
9. 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.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034
10. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

No	Amenity	Amenity to be handed over to
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1.	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2.	Library	Handed over to the slum dwellers society.
3.	Welfare Centre	Handed over to the slum dwellers society.
4.	Health Centre	Handed over to the slum dwellers society.
5.	Society office	Handed over to the slum dwellers society.
6.	Community center	Handed over to the slum dwellers society.

11. The conditions if any 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.
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. The Developer shall complete the Rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-
Plot area more than 7500 sq.mt. → 72 months.
In case of failure to complete the project within stipulated time period the extension is obtained from the CEO/SRA with valid reasons.
15. The Chief Promoter/Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before OCC of Rehab. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
16. The 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.
17. The Developer shall keep existing access/easement right as it is 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.
18. The IOA/Building plans will be approved in accordance with the Development Control & promotion Regulation 2034 and prevailing rules, policies and conditions at the time of approval.

19. That the necessary safety precautions like safety net barricading etc. shall be taken during execution depending when the stage of works & the concerned personnel of developer shall be liable for safety.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. That you shall submit Undertaking stating 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 Developer.
22. That you shall register with RERA authority as per RERA act.
23. That you shall get D. P. Road / set back land demarcated from A.E. (Survey)/ D.P. T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
24. That the work shall carried out between 6.00 am. to 10.00 pm, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
25. That the cognizance of Govt. Notification dtd.28.08.2019 shall be taken & the conditions mentioned in the notification to be followed scrupulously.
26. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and /or user department free of cost before granting CC to the last 25% for Sale BUA of Sale building in the scheme and Entry in the Revenue records with words for the buildable reservation in the name of M.C.G.M / User Dept. Shall be submitted before obtaining Occupation Certificate for sale Bldg.
27. That you shall submit Registered Undertaking from developer for incorporate condition in prospective buyers regarding inadequate room sizes.
28. That you shall submit registered undertaking from developer for handing over of fitness center to society free of cost & consideration to society and satisfactory compliances of conditions of fitness center will be insisted before OCC.
29. As per the Circular No-108 developer has to maintain the Rehab building for a period of 3 years from the date of granting occupation to the rehab building. The security deposit/Bank guarantee deposited with SRA will be released thereafter.
30. That you shall obtain demarcation of Reservation along with setback

31. As per the Circular No.137 you shall pay charges of identify card of eligible slum dwellers/lottery.
32. As per Circular No-138 you shall pay the structural Audit Fees as per Policy.
33. The concurrence from Competent authority for development of Affordable Housing, Multipurpose Community Centre, Police station & Government Office as per Regulation in the above manner will be insisted before granting plinth C.C to wing proposed for buildable reservation
34. That you shall pay the non refundable Legal charges as per office order u/no.SRA/LA/Office order/136/2016 dtd. 22/02/2006 before issuance of further approvals.
35. That you shall construct tenements in shear wall technology as per circular No. 154
36. 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 of rooms in tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provision, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in the future.
37. That you shall obtain plot boundary demarcation before grant of Further CC to sale building.
38. That the PRC in the name of Developer subject to conveyance of the plots in the name of society by Developer before releasing last 25% sale CC.
39. High Rise Building :
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (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, Society & Lift Supplying Co. or maintenance firm for 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 Rehabilitation / Composite building.
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.

- d. 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 requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & 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 building.
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.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
- 40.** That you shall pay labor-cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.
- 41.** That you shall submit NOC from MOEF & C.C. before grant of C.C. for the sale building or beyond 20,000 sqmts for the composite building.
- 42.** That you shall abide by all the proceedings/orders of court of Law or any judicial/quasi judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking cognizance of it from time to time.
- 43.** That the Developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of service) Act 1966 and submit documentation to that effect in order to comply the various orders Hon'ble Supreme Court of India in IA 127961/2018 in SWM (C) No (S)1/2015.
- 44.** That you shall submit NOC/remarks from office of Ch. Eng (SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from the site to designated land fill sites as per C & D waste management plan rule 2016.
- 45.** The developer shall execute conveyance deed for Rehab & Sale component before obtaining full OCC of Sale building.
- 46.** If Applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations - 2034 in the office of the undersigned within 90 days from receipt of this LOI.
- 47.** CFO NOC for the composite building will be submitted before issuing Further C.C. of composite building no.1 & CFO NOC of the Sale building shall be submitted before Plinth CC.
- 48.** That you shall provide Electric charging point as per MCGM letter
11/03/18/2001 before OCC of Sale building

49. That you shall convey land in the name of society directly before releasing last 25% of the sale CC.
50. Dev/ Arch shall not claim the Construction TDR of Affordable Housing units unless Concurrence from MCGM is obtain.
51. Arch/ Dev shall submit consent of the rehab commercial units before asking IOA of rehab Building.
52. That you shall marked requisite PAP's of scheme on plan and registered undertaking from developer will be insisted he will not sale /misuse of any PAP's of scheme in future and on receipt of IOA the same will be communicated to RERA under Signature of EE(SRA)
53. Cognizance of requisite measures such as BAR chart Phase wise programme and advance rent etc will be complied before issue of LOI
54. That you shall submit joint demarcation from concerned department and if required revised LOI will be taken by carving out the small portion of reservation plot of buildable reservation of Municipal market before plinth C.C of sale bldg.
55. That you shall comply circular No- 213 in regards of environmental pollution.

Yours faithfully,

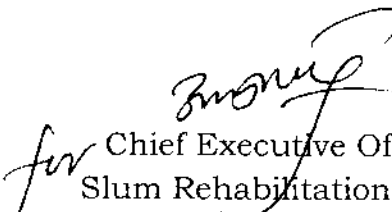
(Hon. CEO (SRA) has approved draft LOI)



Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Collector Mumbai Suburban District.
2. Assistant Commissioner, "R/S" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority