



SLUM REHABILITATION AUTHORITY

No.: SRA/RC/PVT/0062/20231229/LOI

Date:

14 FEB 2024

- 1. Architect** : Shri. Suresh Gaikwad.
Of M/s. Skytech 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. Unique Shanti Developers LLP
Harsh Plaza, 1st floor, Poonam Vihar, 100' road,
Opp. Shanti Nagar Sector-2, Mira Road (E),
Thane- 401107.

Sub: S.R. Scheme under Reg. 33(11) of DCPR 2034 on plot bearing C.T.S. No-13/1, 13/2 & 13/10 of Village Kanheri, Taluka Borivali, situated at Sai Baba Nagar at Borivali (W), Mumbai - 400092 for "M/s. Unique Shanti Developers LLP"

Ref: SRA/RC/PVT/0062/20231229/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 Architect and other relevant documents.
- 2.** The built up area for sale and PTC shall be as per the following scheme parameters. In the event of change in area of plot. The parameters shall be got revised from time to time.

3. Parameters BUA /FSI for 33(11) of DCPR 2034 scheme

Sr. no	Particular	Reg. 33(11) (Area in sq.mts.)			
1.	Area of plot	4542.70			
2.	Deduction for: 1. Road Setback 2. Reservation	85.15			
3	Net plot area	4457.55			
4	Addition for FSI	85.15			
3.	Total plot area adopted for the FSI purpose	4542.70			
4.	F.S.I. Permissible	4.00			
5.	Maximum built up area permissible on plot(sr. 3 x4)	18,170.80			
6	Plot Area (Sq. Mts.)	FSI Permissible (4.00)			Total BUA (Sq. Mts.)
	4542.70	Zonal (1.00)	PTC (1.50)	Sale (1.50)	
	Permissible BUA (Sq. Mts.)	4542.70	6814.05	6814.05	18,170.80
	Proposed BUA(Sq. Mts.)	4542.70	6814.05	6814.05	18,170.80
7	PTC Tenements in the scheme(6814.05Sq.m.)	PTC Tenements in scheme = 153nos. Society office = 02nos. Balwadi = 01nos. Women Entre. = 01nos. Library = 01nos. Welfare Centre = 01 nos. Total tenements for PTC 153+6 =159 nos.			

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer or Owner are proved fraudulent/misappropriated before the Competent Court/ HPC and if directed by Competent Court /HPC to cancel the LOI, then the

No. SRA/RC/PVT/0062/20231229/LOI

5. Details of land ownership: - The plot under S.R. Scheme on plot bearing C.T.S. No-13/1, 13/2 & 13/10 of Village Kanheri, Taluka Borivali, situated at Sai Baba Nagar at Borivali (W), Mumbai - 400092 for "M/s. Unique Shanti Developers LLP"
6. Details to access: - The plot u/r reference is accessible from 18.30 mt wide existing road Situated on North side of plot u/ref. and 13.40 mt. wide proposed DP Road on West side of plot And 9.15 m wide road at south side of plot.
7. Details of D.P. remarks: - the plot under reference is situated in "Residential Zone". The plot u/ref is not reserved for any public purpose.
8. 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
9. The Developer shall hand over PTC tenements if any within three months after grant of OCC. The said PTC tenements as mentioned in salient features condition No.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority, each of carpet area 27.88 sq.mt. free of cost.
10. The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC 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 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.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Women Entrepreneurship Centre	Handed over to the slum dwellers society.
5	Library	Handed over to the slum dwellers society.

12. The Developer shall submit various NOC's 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.
13. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to composite 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 be obtained from the CEO/SRA with valid reasons

14. The Developer, Architect 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.
15. 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.
16. 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.
17. 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.
18. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
19. 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.
20. That you shall register with rera authority as per rera act.
21. 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

No. SRA/RC/PVT/0062/20231229/LOI

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.

22. That the work shall not be carried out between 10.00 pm. to 6.00 am, 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.
23. That for the High Rise composite Buildings the conditions shall be complied with for electro- mechanical maintenance as per circular No-122.
24. As per the Circular No. 108, developer has to maintain the PTC building for a period of 3 years from the date of granting Occupation to the PTC building. The security deposit/ Bank guarantee deposited with SRA will be released thereafter.
25. 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.
26. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
27. 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.
28. That you shall construct tenements in shear wall technology as per circular No. 154.
29. That you shall pay labour cess of one percent of total cost of construction as per Circular No. 130, (excluding land cost) before issue of Plinth C.C.
30. 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.
31. 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

No. SRA/RC/PVT/0062/20231229/LOI

32. That all the conditions as mentioned in circular No. 209 issued u/no. झोपुप्रा/आयटी/कार्या-3/टेबल-5/272/2023 dated 01/08/2023 shall be complied by the Developer/ Architect.
33. That Developer shall submit registered agreement in respect of PTC tenements executed in favour of Slum Rehabilitation Authority before issue of sale further C.C.
34. That all the conditions as mentioned in circular no. 213 & 215 shall be complied.

If applicant /Developer/Architect are agreeable to all these conditions, then may 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,

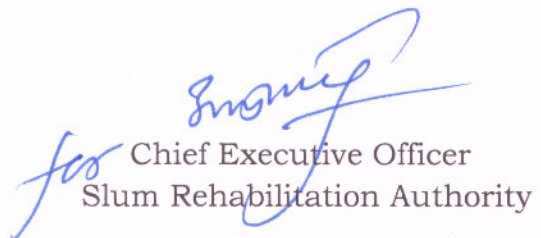


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector Mumbai Suburban District.
2. Assistant Commissioner, "R/C" 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.



Chief Executive Officer
Slum Rehabilitation Authority