

SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/501/PL/RN/LOI**

Date:

08 DEC 2023

1. **Architect** : Vishal S. Parab
Architect & Consultant
A - 604, Vijay Nagar Appts, Eksar road,
Borivali (west), Mumbai
2. **Developer** : M/s Pragati Enterprises
C/10, Shailesh Appt., Opp. Ram Mandir,
170, SVP Road, Borivali (W), Mumbai- 103.
3. **Society** : **"Jai Ganesh CHS. (Prop)"**

Subject:- **Proposed LOI** for Slum Rehabilitation Scheme on plot bearing Original C.T.S. No. 1425 renumbered as C.T.S. No.1425/A & 1425/B of Village Eksar, TalukaBorivali, Mumbai for "Jai Ganesh SRA Co. op. Hsg. Society (Proposed)" under Reg. 33(10) & 30(A)of DCPR 2034.

Ref: **SRA/ENG/501/PL/RN/LOI**

Gentlemen,

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 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, number of eligible huts etc., the parameters shall be revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	Proposed parameters in sq.mtr.		
		Slum Plot	Non Slum Plot	Total
1	Area of Plot	2532.82	1375.08	3907.90
2	Deduction For :			
	(a) Road Setback	--	171.64	171.64
	(b) P.G. Reservation ROS 1.4	--	532.53	532.53
	(c) Area not in possession	--	22.28	22.28
3	Net Plot area	2532.82	648.23	3181.05
4	Addition for FSI			
	Road Set-back as per Reg. 30(3)(a) over and above permissible BUA of Column 7	--	2 x 171.64 = 343.28	--
	BUA in lieu of permissible TDR as per Table 12 of Reg.30.	--	1 x 648.23 = 648.23	--
5	Plot area for FSI	2532.82	648.23	--
6	Permissible FSI for (Road width of 27.45 m. As per cls.3.8 of Reg. 33(10) [1x (4.0 FSI)])	4.00 or sanctioned FSI whichever is higher	2.50 x 1.25 = 3.125	
7	Total BUA permissible	4 x 2532.82 = 10131.28	3.125 x 648.23 = 2025.72	12157.00
8	Rehab Built - up Area	5409.33		-
9	Area under Amenity & common passage	968.48		
10	Rehab Component	6377.81		
11	Basic Ratio for Incentive Sale area (LR/LC = 70730/30250) = 2.33	As per Clause 3.2 VIII of Reg 33(10) of DCPR 2034 incentive is 1:1		
12	Incentive component ratio (as per 3.2 of Reg. 33(10) of DCPR 2034) = 1 : 1	6377.81		
13	Additions for FSI			
A	Road Set-back as per Reg. 30(3)(a) over and above permissible BUA of Column 7		2 x 171.64 = 343.28	

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B	BUA in lieu of P.G. Reservation is proposed to be utilised from generated TDR = $(532.53 \times 2) - 524.30$ (spill over TDR) = 540.76		540.76	
C	BUA in lieu of H/O of R.R. tenements [$1.5 \times (30,250/70,730) \times 263.95 = 169.33$]		169.33	
D	0.50 FSI as per Reg. 30(A), of DCPR 2034		$0.50 \times 648.23 = 324.12$	
E	BUA in lieu of Plot area (zonal FSI)		648.23	
F	Total		2025.72	
14	Permissible BUA as per the Cap. = 648.23×3.125		2025.72	
15	Spill over TDR generated = $1065.06 - 540.76 = 524.30$		524.30	
16	Maximum permissible built - up Area in situ for Slum plot	11787.14		
17	Maximum permissible built up area for Non - Slum Plot = (Basic + 0.50 + 1.00) x 1.25 = $(648.23+324.12+648.23) \times 1.25$		2025.72	
18	Total in situ Permissible Sale Built - up Area	6377.81	2025.72	8403.53
19	Total BUA Proposed in situ Rehab + Sale	11787.14	2025.72	13812.86
20	Total FSI Consumed (19/5)	4.653	3.125	
21	Eligible Slum Dweller 51 Resi.02 comm.			
22	Provisional PAP Tenements 07Resi. 00 comm.			
23	Generated PAP 105Resi.00 comm.			
	Total PAP (Provisional + PAP) 112 Resi.00 comm.			

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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 - As regards ownership of plot is Private.
6. Details of Access- The plot under reference is directly accessible from existing road known as Jaywantsawant road having width 18.30 mt. & existingsleep road along SudhirPhadake (ROB) on South side.
7. Details of D.P. remarks - As per sanctioned D. P. 2034 the plot u/ref. is situated in "Residential Zone" (R) and affected by existing roadand affected by reservation of RR 2.1 (Rehabilitation & Resettlement) (part of larger reservation)and ROS-1.4 (Play Ground)(part of larger reservation).
8. Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit as per Circular No. 193 dated 07 Aug 2020 and shall also pay Infrastructural Development charges @ 2% of the ready reckoner rate prevailing on the date of LOI or such amount as may be decided by the GOM from time to time, for built-up area over and above zonal (basic) FSI to the Slum Rehabilitation Authority as per DCPR-2034 or as decided by the Authority.
9. Developer shall hand over 112PAP tenements (98 PAP + 14 Provisional PAP) within three months after grant of OCC. The said PAP tenements as mentioned in salient features above shall 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.

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.

10. The Amenity tenements of Anganwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Balwadis, Society Office,

Library & Community hall 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/Composite 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 shall be complied and compliances thereof shall be submitted to this office in time.
12. 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. Developer shall submit various NOCs 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. 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 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.

15. Developer/Chief Promoter shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
16. Developer, 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.

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17. 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.
18. IOA/Building plans will be approved in accordance with the modified Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
19. Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
20. That 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.
21. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
22. As per the Circular No. 137 you shall pay charges of identity card of eligible slum dwellers/lottery.
23. 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.
24. 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 the Rehab Component of the 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 agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro-mechanical system 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 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 of the Rehab Component of the scheme 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 agreement between Developer, 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 Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

25. That you shall submit and get Layout approved before granting CC to the 2nd building in the layout.
26. That you shall submit separate P.R. Card in words and figures before requesting C.C. for last 25% of sale BUA of scheme under reference.
27. That you shall get D.P. Reservation, D.P. Road /RL / Setback land demarcated from A.E. Survey / E.E. (T & C) / E.E. (D.P.) department of BMC before C.C. to Sale building in the layout and hand over the road setback to the BMC free of cost and free of encumbrance by transferring the ownership in the name of BMC 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.

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28. That you shall hand over 8 nos. of R&R tenements / PAP's having carpet area 27.88 sq. mt. to BMC free of cost before grant of C.C. for last 25% of sale portion in SR scheme as per SRA Circular or as updated from time to time.
29. That you shall submit the concurrence of concerned department of BMC before obtaining further C.C to Sale Building in subject S.R scheme for the following,
 - a) for reservation of Rehabilitation & Resettlement (RR-2.1),
 - b) to correct the discrepancy in Reservation of P.G. (ROS 1.4) as per the facts on record in consonance with the site conditions and handing over of road portion of Sudhir Phadke Road as per EE&TC RL and physical demarcation issued by AE (Survey) vide dated 20.07.2012.
30. That updated P.R. Card as per the remarks of DSLR (SRA) shall be submitted within 3 months from issue of LOI and if there is any change in plot area then revised LOI shall be obtained accordingly.
31. That you shall submit registered undertaking stating that the Fitness Center will not be misused and same will be handed over to society of sale component after O.C.C. to sale building.
32. That you shall submit the ARS (SRA) remarks before obtaining IOA.
33. That you shall submit NOC of CFO (BMC) and Ch. Eng. (M&E) for inner chowk & light / ventilation of sale building before obtaining plinth C. C.
34. That you shall handover PG Reservation as per concurrence of BMC to the concerned department of BMC before granting further C.C. of sale building in subject S.R. scheme.
35. That you shall provide Electric charging point as per BMC letter CHE/DP/17328/Gen dtd. 09/12/2021 before OCC of Sale building.
36. 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.

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37. That you shall submit the CFO NOC for composite building as well as Sale building before endorsing the respective C.C. of same.
38. That you shall make payment of premiums, fungible FSI if any as per stages.
39. That all the conditions in Circular dtd. 28.08.2019 issued by GOM relevant to amendment in Sec. 15A of Slum Act 1971 shall be complied with.
40. That the NOC from Civil Aviation Authority for permissibility of height of the bldg. shall be submitted before asking further C.C. to respective composite & sale building.
41. Compliance of circular no. 210 shall be made by making the advance payment of rent to the slum dwellers whose structures are to be demolished. If there is a change in phase program for demolition of more than two number of slum structures, revised phase program in compliance with the provisions of Circular No. 210 shall be got approved.

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.

Yours faithfully,

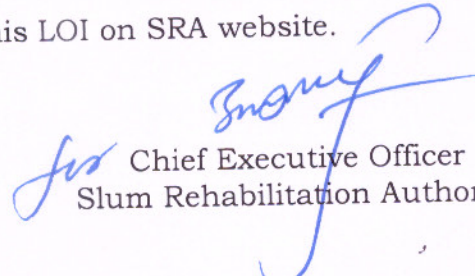
- Sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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


Chief Executive Officer
Slum Rehabilitation Authority