SLUM REHABILITATION AUTHORITY

No. HE/MHADA/STGOVT/0002/20201110
No. HE/PVT/0128/20220323
Date: 26 AUG 2022

To,

1. **Architect** :- Shri. Suraj Sawant
Of M/s. Setsquare Project Consultants
1/308 Yogeshwar CHS, N.M.Joshi Marg,
Lower Parel (East), Mumbai – 400013.

2. **Developer** :- M/s. Ambit Builders & Developers
201-203, 2nd Floor, VinayBhavya Complex, CST Road,
BKC(Extn),Santacruz (E), Mumbai- 400098.

3. **Society** :- "Santacruz Mangalmurti CHS (Prop)"

Subject :- LOI for Amalgamation/Joint Development of Proposed S.R.Scheme under Reg.33(10) of DCPR-2034 on slum plot bearing CTS. No. 2046,2048, of Village Vileparle (E) & CTS. No. 5, of Village Bandra-I Ward and F.P. No. 138 & 139, Santacruz TPS-V, Tal.- Andheri, Mumbai **With** S.R. Scheme under Reg.33(11) of DCPR-2034 on non slum plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P.No. 137, Santacruz TPS-V, Santacruz (E), Mumbai- 400055.

Reference :- No. HE/MHADA/STGOVT/0002/20201110
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Sir,

With reference to the above mentioned Proposed S.R.Scheme under Reg.33(10) of DCPR-2034 on slum plot bearing CTS. No. 2046,2048, of Village Vileparle (E) & CTS. No. 5, of Village Bandra-I Ward and F.P. No. 138 & 139, Santacruz TPS-V, Tal.- Andheri, Mumbai **With** S.R. Scheme under Reg.33(11) of DCPR-2034 on non slum plot bearing CTS. No. 2049 of Village- Vile Parle (E), Tal- Andheri F.P.No. 137, Santacruz TPS-V, Santacruz (E), Mumbai- 400055. (H/E) Ward, this office is pleased to inform you that this **Letter of Intent** is principally approved for the sanctioned **FSI** of 3.76 **(Three Point Seven Six)** for 33(10) & 3.00 **(Three Point Zero Zero)** for 33(11) in accordance with provisions of DCPR- 2034, which shall be allowed to be consumed on the plot, 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 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.

4. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

Sr. No.	Description	Total (sq.mt.)				
1	Plot area	33(10)	33(11)			Total
2	Deduction for	1760.03	780.10			2540.13
3	Setback area of D.P./existing Roads					
	Balance plot area	1760.03	780.10			2540.13
4	Net area of plot for computation of tenement density.	--	--			--
5	Addition for FSI	--	--			--
6	Total Plot Area for FSI Purpose	1760.03	780.10			2540.13
7	Permissible F.S.I.	3.00	PTC 1.00	Free Sale 1.00	Zonal 1.00	3.00
8	BUA permissible (6 x 7)	5280.09	780.10	780.10	780.10	7620.39
9	Rehab BUA	2885.84		--		2885.84
10	PTC BUA		789.86	770.34	780.10	2340.30
11	Rehab passages & Amenity Area	849.85		--		849.85
12	Rehab Component	3735.69		--		3735.69
13	Sale Component (12 x Incentive BUA=1.00)	3735.69		--		3735.69
14	Total BUA sanctioned for the scheme	6621.53	789.86	770.34	780.10	8961.83
15	Total FSI sanctioned for the scheme	3.76	1.01	0.99	1.00	--
16	Sale BUA permissible in-situ	3735.69	--	770.34	780.10	5286.13
17	TDR generated					
18	Provisional PAP tenements as against non-eligible rehab tenements					
	Residential	64				
	Commercial	05				
	R/C	01				
	PAP	20				

19	PTC		20	
20	Amenities : a. Balwadi	01 no.		
	b. Welfare Center	01 no.		
	c. Society Office	01 no.		
	d. Women Ent.	01 no.		
	e. Health Center	01 no.		

5. 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 various provision of IPC 1860 and Indian Evidence Act.1872.

6. Details of land ownership :-

Scheme I :- Reg.33(10) of Land bearing CTS No. 2046,2048 of Village Vileparle (E) is MHADA Land and CTS No. 5 of Village Bandra I Ward is Maharashtra State Govt.

Scheme II :- Reg.33(11) of Land bearing CTS No. 2049 of Village- Vile Parle (E) is Private Land.

7. Details to access :- Plot Accessible by existing 12.19 mtr. wide existing Road.

8. Details of D.P. remarks: - As per D.P. Remark the plot under S.R. Scheme is situated in Residential Zone (R) and Scheme-I Reg.33(10) is affected by RR 2.1 (Rehabilitation & Resettlement).

9. If the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपुयो2008/प्र.क्र.236/ झोपसू-1 दिनांक- 02/07/2010 and as per Circular no.114 dated 19/07/2010.

10. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of ASR to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority in addition to that under 124(E).

11. The Developer shall hand over PAP/PTC tenements if any within one months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.4 above 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.

12. 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. PAP tenements generated in the scheme will be handed over to Estate Dept. (SRA) as per SRA circular no.190 and as per prevailing rules & regulations.

13. That the Amenity tenements i.e. 01 no. of Balwadi shall be handed over to the women and child welfare Department, Government of Maharashtra as per the direction given by the additional chief secretary, women and child welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per circular no. 129 and 01 no. of welfare center, 01 no. of Women Entrepreneurship Centre , 01 no. of Health Centre , 01 no. of Society office 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 building. Handing over/ taking over receipt shall be submitted to SRA.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.

21. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.500/- 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.

22. 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.

23. 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.

24. The IOA/Building plans will be approved in accordance with the DCPR-2034 and prevailing rules, policies and conditions at the time of approval.

25. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

26. 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.

27. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.

28. 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.

29. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.

30. 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.

31. That you shall construct tenements in shear wall technology as per Circular No.154.

32. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab Wing.

33. That you shall submit the NOC from CFO, NOC from E.E.(T & C) or private consultant for parking layout and NOC from Ch. Eng. (M&E) of MCGM or private consultant for mechanical parking.

34. That the rain water harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times, Failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be leviable.

35. 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 Dept.

36. That you shall Register the said project with MAHA- RERA Authority and the certificate regarding the same shall be submitted to this office for record.

37. That you shall abide and ensure the compliance of the provision of Building Construction Act while executing the scheme.

38. That the cognizance of Govt. Notification No. झोपुयो-१२०३/प्र.क्र.४६/२०१९/झोपसू-१ दिनांक २८.०८.२०१९ shall be taken & the conditions mentioned in the notification to be followed scrupulously.

39. That the developer shall ensure compliances 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.

40. That you shall abide with all the proceedings/orders of court of law or any judicial/copy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.

41. That you shall revise the LOI as per final certification of Annexure-II for the eligibility of slum dwellers and submit irrevocable consent of 51% eligible slum dwellers before requesting further CC to Rehab building.

42. That you shall submit plot demarcation from Competent Authority.

43. That you shall submit single/separate P.R. Cards with mutation entry reflecting name of developer before asking C.C. to the last 25% of sale BUA in S.R. Scheme.

44. That you shall submit Civil Aviation Remarks before requesting Further CC to any building.

45. That you shall enter into Tri-party agreement with Slum Society and concerned company for maintenance of Parking Tower before requesting OC.

46. That you shall submit updated PR Card before asking Plinth CC for scheme-II as per DSLR remarks.

47. That you shall execute a registered agreement to lease and lease deed as per SRA Circular no.195 vide No.CEO/SRA/LA/2020/459 dtd. 14/09/2020.

If applicants Society/Developer/Architect are agreeable to all these conditions, then the proposal shall be submitted for approval of plans separately for each building, in conformity with DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours Faithfully;

for Chief Executive Officer
Slum Rehabilitation Authority

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