



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2517/MW/PL/LOI

Date: 28 JUN 2022

1. **Architect** : Shri. Sachin Jadhav of M/s. Ken assist
36/1930, Shree Shraddha C.H.S.,
Gr. Floor, Highway Service Rd,
Bandra (East), Mumbai 400 051.
- ✓ 2. **Developer** : M/s. Srushti Raj Enterprises (I) Ltd.
National paradise,D-615, Plot No.290/1,
Panvel, Raigad- 410206.
3. **Society** : Shree Siddhivinayak SRA CHS (prop.).

Subject : LOI for Composite Building in S. R. Scheme under Reg. 33(10) & 30(A)(1) of DCPR 2034 on plot bearing CTS No. 282(pt), Village Wadavali, Taluka Chembur, at Nityanand Baug Road, Chembur (E) M/W ward, Mumbai, for "Shree Siddhivinayak SRA CHS (prop.)"

Reference : SRA/ ENG/2517/MW/PL/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 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.

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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	Slum Plot (in sq. mtr.)	Non-Slum Plot (in sq. mtr.)
1	Area of slum plot	499.40	118.73
2	Deduct 13.40 mt. D.P. Road Set back	Nil	Nil
3	Balance plot area	499.40	118.73
4	Add 100% road set back	Nil	Nil
5	Plot area for FSI	499.40	118.73
6	Permissible in situ FSI on plot	Max. of 4.00 or Sanctioned FSI	1.00
7	Rehab BUA	1041.32	
8	Common passage area	186.29	
9	Amenity tenements area	156.19	
10	Rehabilitation component (7 + 8 + 9)	1383.80	
11	Additional FSI 0.50 on payment of premium as Reg. 30(A) Table no. 12(1)(iii)	---	59.37*
12	Admissible TDR on net plot 0.70 as Reg. 30(A) Table no. 12(1)(iii)	---	83.11**
13	Sale component (10)(Basic ratio 1:1)	1383.80	261.21
14	Total permissible BUA sanctioned for project (7+13)	2425.12	---
15	FSI sanctioned for Project (14/5)	4.856	2.20***
16	Sale component proposed in situ (12) as per reg. 33.10(VIII)3.2 of DCR 2034 (ratio 1:1)	1383.80	261.21***
		1645.01	
17	Total BUA proposed in situ (7+13) & (5+11+12)	2425.12	261.21***
18	Total FSI consumed on plot	4.856	2.20***
19	TDR, if any (13-16)	Nil	
20	Nos. of eligible slum dwellers to be re-accommodated	12 (Resi.) 01 (Bal.) 01(Soc.) 01(Wel.Cen) 01(Ang.) 01(H.C)	-
21	Nos. of provision PAP generated in the scheme	21 (Provisional PAP) + 01 PAP = 22 PAP's	-

* The loading of respective additional FSI in future subject to payment of premium at the rate applicable on the date of making payment.

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****** The loading of respective TDR in future (of which minimum 20% shall be Slum TDR) is subject to purchase of the same from open market & utilizing as per set procedure mentioned in DCPR 2034.

******* The FSI 2.20 mentioned above shall be subject to loading additional FSI in future as well as utilization of TDR in future on its purchase.

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 provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership :- The plot under reference is Private land.
6. Details to access :- The plot is accessible by 13.40 mt. wide existing D.P. Road and the said road is having storm water drain, street light and maintained by MCGM.
7. Details of D.P. remarks :- The plot under reference falls in Residential Zone and abutting to 13.40 mt. wide D. P. Road. The D.P. Remarks of DP-2034.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges to as on when decided by the Slum Rehabilitation Authority.
9. The Developer shall hand over PAP 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 Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. 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/ Balwadi 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 Centre, Society Office, Health centre 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/ Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.

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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 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 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 to be 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 allotment of Rehab tenements or before execution of conveyance of land in favour of slum society, whichever is earlier. 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, 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.
17. 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) before asking plinth CC to the any building.

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 before granting plinth CC to the Rehab building.

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18. The IOA/Building plans shall be submitted in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
19. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
20. The individual agreement of slum dwellers shall be submitted before further C.C of the Rehab Bldg. in the scheme.
21. 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.
22. That you shall register the construction workers as per the building & other construction workers Act. 1996 with commissioner of Labor GOM as per Hon. Supreme Court order dtd. 26.09.2018.
23. That you shall provide requisite segregation centres / OWC in said S.R. Scheme in Consultation with AE (SWM) of MCGM to avoid dumping of waste into the land till site.
24. That for the High Rise Rehab Buildings the following conditions shall be complied:
 - a. That you shall appoint Project Management Consultant with prior approval of 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 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 firefighting system as per requirements of C.F.O. and to the satisfaction of this department.

The developer shall execute tri-partite registered agreement between

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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.

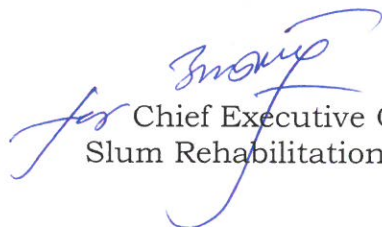
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
25. That the defect liability period for rehab/composite building will be 3 years from the date of obtaining OCC and any repairs/rectification required during this period will be done by the developer as per circular no. 108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite bldg.
26. That you shall submit P. R. Card of these C.T.S. Nos. in the name of MCGM before granting further C.C. to Sale BUA of composite building.
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. That you shall Demarcation from CTSO-Chembur as per Conveyance deed to insist before further C.C. of Rehab BUA of Composite building.
30. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
31. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
32. 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.
33. That you shall submit Eligibility of the undecided tenements before asking plinth C.C.

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34. That the work shall not be carried out between 10.00 p.m. to 6.00 a.m., 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.
35. That you shall Register with MAHA RERA Authority and submit the copy of Registration as per MAHA RERA before Further C.C to Composite Building.
36. That you shall be submit Civil Aviation NOC before issued of IOA to composite Bldg.
37. That the Developer shall comply all the conditions in the circular issued by Government of Maharashtra on 28/08/2019 relevant to amendment in Section 15A of Slum Act 1971.

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 modified D.C. Regulations of 1991 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)

