

SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0269/20230510/LOI

Date: **27 JUN 2023**

1. **Architect** : K. Zaman of M/s Daddy & Associates
14/B, Bindya Society, 51 Hill road
Bandra (W) Mumbai 400 050.
2. **Developer** : **M/s. A.I.M Realtors Pvt Ltd.**
4 & 5, 2nd floor, Om Sai Prasad Building,
Opp. Sadbhakti Mandir, Hindu Friend
Society Road, Jogeshwari East, Mumbai
400060.

Sub: LOI Proposed for S. R. Scheme under Reg. 33(11) of DCPR-2034 on non-slum plot bearing C.T.S. No. 87 of village-Ismalia, Tal-Andheri, Hindu Friends Society Road, Jogeshwari (E) Mumbai-400 058.

Ref: KE/PVT/0269/20230510/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. 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 etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr No.	Parameters	Area in Sq. Mtr.
1	Plot area considered	503.50
2	Deduction for	-
	a) D.P. Road	-
	b) setback road	52.50
	c) Total (a+b)	52.50
3	Net plot area (1-2c)	451.00
4	Addition for FSI purpose	-
	a) D.P. Road	-
	b) setback road	52.50

	c) Total (a+b)				52.50
5	Total Plot area for FSI (3+4)				503.50
6	Max. permissible FSI				4.00
7	Max. FSI permissible on plot (in situ) 5 x 6				2014.00
8	FSI as per Reg. 33(11) of DCPR 2034				-
	Zonal	Addition	PTC	Total	-
	1.00	1.50	1.50		-
	503.50	755.25	755.25	2014.00	2014.00
9	Proposed Area				
	503.50	755.25	755.25	2014.00	2014.00
10	Total sale area permissible				-
	503.50	755.25	-	1258.75	1258.75
11	35% fungible FSI (10x35%)				440.56
12	Total Sale including 35% fungi FSI (10+11)				1699.31
13	Sale area used for PTC t/s.				6.05
14	Total sale area proposed (including fungible FSI) (12-13)				1693.26
15	Nos. of tenements to be provided (including amenities T/s.)				PTC Res. 17 + 03 Amenities = 20 nos.
16	Carpet area of each PTC residential tenements				27.88

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: - Private Land.
6. Details of D.P. Remarks: As per D.P.-2034 Remarks issued by MCGM, the plot under reference is situated in Residential Zone (R) and not reserved for any public purpose but it is affected by setback of 9.15 mtr. & 27.45 mt. Wide roads.
7. That you shall submit no compensation claim certificate for existing road of 9.15 mtr. & 27.45 mtr from concerned ward of MCGM, A.E. (D.P.) & AE (B.P) of MCGM before asking CC in lieu of road setback.
8. The Developer shall pay Rs. 40,000/- per PTC tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of R.R. Rate as prevailing on the date of issue of LOI or such amount as decided by Govt of Maharashtra to the Slum Rehabilitation Authority in accordance with time schedule for such payment as may be laid down by the Authority.
9. The Developer shall hand over PTC tenements within three months after grant of OCC. The said PTC tenements including Amenity T/s are mentioned in salient features condition no. 3 above and shall be handed over to the SPPL or any designated Govt. Authority for Project Affected Persons, (each of carpet area 27.88 sq.mt.) free of cost. 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.

10. The Developer shall submit various NOCs, if and as applicable from the concerned authorities, to the Office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
11. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC 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.

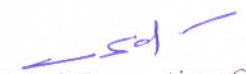
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
12. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and 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.
13. 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.
14. 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.
15. That you shall handover the Setback area of D.P. Road area to MCGM and transfer it in name of MCGM in revenue records before asking for CC for the last 25% of Sale BUA.
16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
17. That you shall submit the Registered Undertaking from developer, before granting C.C. to the Composite bldg.,
 - i) Not to misuse Entrance Lobby.
 - ii) Not to misuse Stilt.
 - iii) Not to misuse Fitness centre.
18. Composite/PTC Building :-
 - a. That you shall appoint Project Management consultant with prior approval of Dy.Ch.E.(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, SPPL & Lift Supplying Co. or maintenance firm before 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 High-rise PTC building/Composite bldg.
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 requirement of C.F.O. and to the satisfaction of this department. The Developer shall execute tri-partite registered agreement between developers, SPPL & 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 High-rise PTC building/Composite bldg.
Entire maintenance 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 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.
19. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
 20. That you shall get yourself registered under MAHA-RERA Act.
 21. That you shall submit NOC/Remarks from office of Ch. Eng. (SWM)/DMC(SWM) for providing segregation Centres/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
 22. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
 23. That you shall insert a suitable clause in the sale agreement of prospective buyers informing them that building has been constructed with deficient open spaces and a copy of the Sample agreement will have to be submitted before asking for Plinth CC to the building in the scheme.

24. That the compliance of all the conditions in circular dated 28/08/2019 issued by Govt. of Maharashtra relevant to amendment in Section 15A of Slum Act 1971, shall be complied with.
25. That the developer shall ensure compliance 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.
26. That you shall submit undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation 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.
27. That you shall abide all the proceeding/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 due cognizance of it from time to time.
28. That you shall submit area confirmation from CTSO/DSLIR by way of actual measurement on site as per clause 3.14 of Regulation 33(10) of DCPR- 2034.
29. That you shall submit NOC from CFO. before asking plinth CC to bldg. under reference.
30. That you shall submitted NOC from Civil Aviation for required height of the proposed High-rise Composite Building before granting C.C.
31. That you shall submit N.O.C from E.E. (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking or NOC's as stipulated in EODB Circular. structural stability certificate from Registered structural engineer for mechanical parking arrangement before granting Further CC to the composite building.

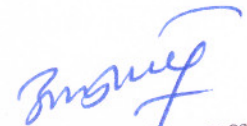
If applicant Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


Chief Executive Officer,
Slum Rehabilitation Authority.

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "K/E" 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.