

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1272/KE/PL/LOI

Date: **5 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. Abhishek Properties (I) Pvt. Ltd.
213, Regal IND, Estate,
Acharya Dhonde Marg,
Sewri (W), Mumbai-400 015
- Society** : "Majaswadi Sankalp SRA CHS (Prop.)"
C.T.S. No. 154, 154/1 to 134 & 155, 155/1 to 113
of village Majas at Meghwadi Prem Nagar,
Jogeshwari (East) 400 060

Sub: Revised LOI for Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. No. 154, 154/1 to 134 & 155, 155/1 to 113 of village Majas at Meghwadi Prem Nagar, Jogeshwari (East) 400 060.

Ref: SRA/ENG/1272/KE/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 **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all the conditions of LOI u/no. SRA/ ENG/ 1272/KE/PL/LOI dated 29/08/2006 shall continue and shall be complied at appropriate stages.
2. 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.
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.	Description	As per revised LOI
		Slum area insq.mt
1.	Total area of plot	6254.80
2.	Deduction	
	a) D.P. Road	-
	b) Setback	536.75
	c) Total (a+b)	536.75
3.	Net Plot Area (1 – 2c)	5718.05
4.	Net Plot Area for computation of T/s density	5718.05
5.	Addition for F.S.I. purpose	-

	a) D.P. Road	-
	b) Setback	536.75
	c) Total (a+b)	536.75
6.	Total Plot Area for F.S.I. purpose (4+5c)	6254.80
7.	Max F.S.I. permissible	4.00
8	Max. F.S.I. permissible on plot (in situ) (6X7)	25019.20
9.	Rehab BUA	12647.73
10.	Common passage	6594.36
11.	Amenity structure	561.28
12.	Rehab Component [9+10+11]	19803.37
13	Sale Component	19803.37
14	Incentive BUA	1.05
15	Sale BUA permissible (13 x 14)	20793.53
16	Total BUA sanctioned for project (9+15)	33441.26
17	Sale BUA Proposed in situ	20793.53
18	FSI sanctioned for slum project (16/6)	5.346
19.	Nos. of slum dwellers	
	Rehab Resi.	215 nos.
	Provisional PAP's (Resi.)	60 nos.
	Regular PAP	95 Nos.
	Rehab commercial	01 no.
	Pro. Rehab comm.	03 nos.
	Balwadi	02 nos.
	Welfare Centre	02 nos.
	Society	04 nos.
	Additional amenity	04 nos.
	community Hall	01 No.
	Total	387 nos.

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: - Owned by M/s. Abhishek Properties (I) Pvt. Ltd.
6. Details of D.P. 2034 Remarks: vide u/no Ch. E./DP34202110111349543 D.P. dtd.11/10/2021 the plot u/ref. falls under Residential Zone (R) and is not reserved for any public purpose.
7. The Developer shall pay Rs. 40,000/- per PTC/Rehab 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.
8. The Developer shall hand over PAP tenements within three months after grant of OCC to the Rehab bldg. The said PAP tenements 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 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.

9. 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.
10. 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 is obtained from the CEO/SRA with valid reasons.
11. The 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.
12. 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.
13. 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.
14. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
15. That you shall submit the Registered Undertaking from developer, before granting C.C. to the Sale bldg.,
 - i) Not to misuse Part terrace.
 - ii) Not to misuse Entrance Lobby.
 - iii) Not to misuse Stilt.
 - iv) Not to misuse Fitness centre
16. Rehab 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 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.
17. That you shall submit detailed plans together with the requirement letter from the concerned Power supply authority before asking for approval of plans of the substation.
18. That you shall get registered under MAHA-RERA Act.
19. 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.
20. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
21. That you shall submit the Remarks/NOC of each building from E.E (T&C), CFO, Ch.E. (SWD), Ch.E.(M&E) before asking for O.C.C of the proposed building in the scheme.
22. That the premium payable towards FC FSI paid earlier if any shall not be adjusted/refunded and the GOM notification u. no. TPB-4319/189/CR-123/2019/UD-11 dt. 20.08.2019 shall be made applicable with prospective effect.
23. All the conditions mentioned in Notification u.no. **झोपूयो-१२०३/प्र.क्र. ४६/२०१९/झोपसू-१**. dt 28th Aug, 2019, issued by Govt. of Maharashtra shall be complied with by the Developer incorporated condition in the LOI accordingly.
24. That you shall execute a register agreement to lease and lease deed as per SRA circular no.195 vide no. CEO/SRA/LA/2020/459 dtd. 14/09/2020 before asking C.C. for last 25% sale BUA.
25. That you shall provide electric charging point to E.V.
26. That Developer shall enter into the tri-party agreement with Rehab tenement society and concerned company for maintenance of Mechanical tower parking.
27. That the layout R.G. shall be shown entirely on mother earth.

28. The Developer shall submit NOC from Archaeological department since plot is affected by Jogeshwari caves buffer.

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

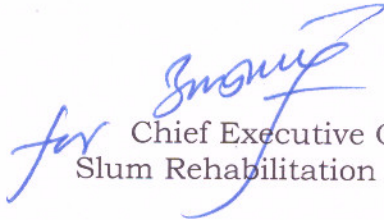
Yours faithfully,


Chief Executive Officer,
Slum Rehabilitation Authority.

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

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.