



SLUM REHABILITATION AUTHORITY

No.: L/PVT/0080/20200123/LOI

Date: 10 AUG 2021

1. Licensed Surveyor : Mr. Abdul Salam Dalvi of
M/s. Dalvi & Associates
Ground Floor, Amity CHSL,
Hall Road, Kurla (West), Mumbai - 400070.

2. Developer : M/s. Associated Builders
Ground Floor, Vijaya Bhavan,
Prabhat Colony, T.P.S. V,
Santacruz (East), Mumbai - 400055.

3. Society : Aarzu (SRA) CHS (Proposed)
CTS No. 735, 735/1-34, 739, 739/1-11 of Village
Kurla - Part II located at Hall Road, Kurla (West),
Mumbai - 400070

Subject : Issue of Letter of Intent to Proposed Slum Rehabilitation Scheme on plot bearing CTS No. CTS No. 735, 735/1-34, 739, 739/1-11 of Village Kurla - Part II located at Hall Road, Kurla (West), Mumbai - 400070 for Aarzu (SRA) CHS (Proposed).

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** 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 are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.

L/PVT/0080/20200123/LOI

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 | Proposed area (sq. mtr.) |
|----------------|--|---|
| 1 | Area of plot considered for the scheme | 1287.45 |
| 2 | Deductions for | |
| | a) Road setback area | 9.70 |
| | b) Any Reservation | Nil |
| 3 | Total Deductions | 9.70 |
| 4 | Balance Area of Plot | 1277.75 |
| 5 | Addition for FSI purpose | |
| | a) Road setback area | 9.70 |
| | b) Any Reservation | Nil |
| 6 | Total plot area for FSI purpose | 1287.45 |
| 7 | Maximum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034 | 3.00/ or sanctioned FSI |
| 8 | Proposed Rehab Built-up area | 2066.33 |
| 9 | Built up area of common Passages, Balwadi, Yuvakendra, Library, Welfare Center, Society Office | 400.12 |
| 10 | Rehabilitation Component | 2466.45 |
| 11 | Incentive FSI: 1 : 1.10 | 1 : 1.10 |
| 12 | Permissible Sale Component (10 X 1.10) | 2713.10 |
| 13 | Total Sale BUA proposed to be consumed in situ | 2713.10 |
| 14 | Total BUA sanctioned for the project (8 + 13) | 4779.43 |
| 15 | Total FSI sanction for the scheme (14/6) | 3.71 |
| 16 | TDR generated in scheme | ----- |
| 17 | No. of Eligible slum dwellers to be accommodated in scheme. | Rehab Residential 52 Rehab Commercial 02 |
| 18 | Nos. of Provisional PAP tenements in the Scheme, as per 3.12 (C) of Reg. 33 (10) of DCPR 2034 | Resi. 07 |
| 19 | Nos. of PAP tenements Generated in the Scheme, as per 3.12 (A) of Reg. 33 (10) of DCPR 2034 | Resi. 04 |

4. The Amenity Tenements as mentioned in salient features condition No. 3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

| Sr. No. | Amenity | Amenity handed over to |
|---------|----------------|---|
| 1 | Balwadi | Handed over to the women and child Welfare Department, Government of Maharashtra. |
| 2 | Society office | Handed over to the slum dwellers society. |
| 3 | Welfare Centre | Handed over to the slum dwellers society. |
| 4 | Yuvakendra | Handed over to the slum dwellers society. |
| 5 | Library | Handed over to the slum dwellers society. |

5. The Developer shall hand over 07 Nos. provisional PAP tenements within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.03 above be handed over to the Slum Rehabilitation Authority/Estate department or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq. Mts. 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.
6. 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.
7. Details of land ownership :- The plot under reference is Pvt. land.
8. Details to access :- The plot is affected by sanctioned 13.40 mtr. wide R.L. of Hall Road.
9. Details of D.P. Remarks :-
L.S. has submitted D.P. Remarks 2034 issued vide No. Ch.E./DP34201907111231943 dated 12/07/2019 for the plot u/ref is situated in Residential Zone (R) and partly reserved for the public purpose of RR 2.1 (Rehabilitation & Resettlement). As per Reg. 17(3)(D)(3)(6) *"Existing slum boundary excluding non-slum area / nala as certified by Competent Authority on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for redevelopment of slum structures and shall be allowed for redevelopment"*. As such the plot under reservation is considered as site for development of slum structures.
10. That you shall, construct provisional PAP tenements as against Nos. of non-eligible slum dwellers. The balance tenements after finalization of eligibility from competent authority shall be handed over to SRA.
11. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development

L/PVT/0080/20200123/LOI

charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.

12. 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 be obtained from the CEO/SRA with valid reasons.
13. That you shall submit individual consent of respective tenants before issue of C.C. for Composite building.
14. 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.
15. That you shall pay necessary charges at various stages as per prevailing policy of SRA.
16. You shall submit NOC from electric supply company regarding size & location of sub-station & meter rooms proposed in composite building before asking Full OC in the scheme.
17. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
18. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP)/MHADA, if the same is required to be demolished for development under SRA.
19. 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.
20. That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
21. i) That workers/laborers working in the scheme shall be registered with Maharashtra bldg. & other construction labor welfare corp.
ii) That you shall submit affidavit stating that workers/labors working on the scheme are registered/or will be registered with Maharashtra bldg. & other construction labor welfare corp. before approval of plans.

22. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
23. The Chief Promoter/Developer 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.
24. That you shall submit Registered 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 the Developer.
25. That you shall submit Registered undertaking before granting Plinth CC to respective building in layout u/ref. stating therein that, Developer will not misuse this mechanical stack parking system & the society members/buyers will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future.
26. That you shall submit the NOC from E.E. (T&C) before asking C.C. of respective building and you will submit the Registered Undertaking stating that failure of mechanical parking system in future & he will maintain the parking System for 10 yrs.
27. That the developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the component authority, after amending plans wherever necessary or as may be directed.
28. That you shall register the said project with Maha-RERA & submit the certificate to this office for office record.
29. 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.
30. That you shall abide with all the proceedings/order of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposal by taking due cognizance of it from time to time.
31. That you shall incorporate condition in agreement of all prospective buyers/tenants/residents making them aware of the following & they shall not complain to SRA in future in this regard.

Inadequate open spaces.

L/PVT/0080/20200123/LOI

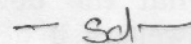
Inadequate/substandard sizes of rooms.

Electro-mechanical parking & other equipment & their liability with Developer & his team and not with SRA Authorities.

32. That you shall handover PAP tenements generated in the scheme, to the Estate manager/SRA as per the circular, No. 190 of SRA.
33. That you shall submit separate PRC with area mentioned in the word duly certified by Superintendent of the land Records for amalgamated / Subdivided plots before obtaining CC for Last 25% of sale Built up area.
34. 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.
35. 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.

If applicant Society/ Developer/ Licensed Surveyor are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the modified D.C.P.R of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



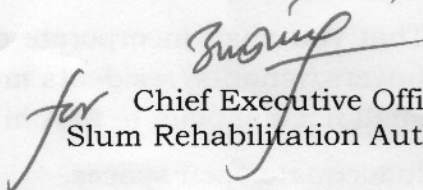
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Mun. Commissioner, "L" Ward, M.C.G.M.
4. Dy. Collector (Enc. & Rem.) Kurla.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority