



SLUM REHABILITATION AUTHORITY

No.: H-E/PVT/0129/20230104/LOI

Date: **- 4 SEP 2023**

1. **Licensed Surveyor:** Mr. Bhaskar R. Mishra
Of M/s. Archpro India
Unit no.1, Eco-Space IT Park Premises C.S.L.,
Gr. floor, Off. Old Nagardas Road, Mogra Pada,
Andheri (E), Mumbai – 400 069.
2. **Developer :** M/s. Swastik Realty Pvt. Ltd.
60/2668, Tirupati CHS Ltd., Gandhi Nagar,
Bandra (East), Mumbai-400 051

Sub.:- Proposed S.R. Scheme under Reg. 33 (11) of DCPR-2034 on plot bearing C.T.S. No. 4947B of Village-Kolekalyan, Taluka-Andheri(MSD), Situated at Santacruz-Chembur Link Road, Santacruz(East), Mumbai, in H/East Ward.

Ref.:- H-E/PVT/0129/20230104/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. That you shall submit requisite consents from existing tenants/occupants for redevelopment of their society building under reg. 33(11) of DCPR-2034 before issuance of plinth C.C. for building u/ref.
2. That you shall hand over 94 numbers of PTC tenements including amenity tenements to the Slum Rehabilitation Authority each of carpet area 27.88 sq. mt. free of cost.

The PTC tenements shall be marked as a PTC Tenement on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

3. That the carpet area of PTC tenements shall be certified by the Architect/Licensed Surveyor.
4. That the Amenity Tenements i.e. 01 Balwadi, 01 Welfare Centre, 01 Library , 01 Skill development center & 01 Society Office shall be handed over to the Slum Rehabilitation Authority for specific purpose only.
5. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
6. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
7. That you shall submit phase wise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for Composite Bldg.
8. That you shall not block existing access 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.
9. That you shall get D. P. Road/Set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and hand over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.

10. That you shall restrict the built up area meant for sale in the open market and built up area for PTC Tenements as per the scheme parameters as per the statement given below;

The salient features of the scheme are as under:

Sr. No.	Description	Area proposed in sq. mt.			
1.	Plot Area.	2432.05			
2.	Deduction				
	i. Set back area	Nil			
3.	Net plot area. (1 – 2)	2432.05			
4.	Amenity open space	Nil			
5.	Balance plot area for FSI	2432.05			
6.	Add Setback area	Nil			
7.	Total plot area for FSI	2432.05			
8.	FSI Permissible	4.00			
9.	Max BUA Permissible on the plot	9728.20			
10.	Zonal FSI	2432.05			
11.	Bal. additional BUA for PTC & proportionate Sale development under Scheme	7296.15			
12.	Max BUA permissible on plot as per Reg. 33(11) of DCPR-2034.	PTC 33(11)	Free Sale	Zonal	Total
		50% of (11)	50% of (11)	(100 % of (10)	
		3648.07	3648.07	2432.05	9728.19
13.	BUA proposed on plot	3653.13	3636.46	2432.05	9721.64
14.	Total FSI consumed on situ	3.99			
15.	BUA Proposed for Sale Component for the scheme u/ref.		6068.51		6068.51
16.	No. of P.T.C. tenements	89+ 05 of Amenities			94 nos.

11. 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/AGRC and if directed by Competent Court /AGRC 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.

12. That you shall get the plot boundaries demarcated from City Survey Officer (SRA) before starting the work as per DCPR 2034 Regulation No. 37 (24), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C of sale building.
13. Details of land ownership: - The land under S.R. Scheme is a private land and ownership rights is with Bijlee CHSL.
14. Details to access: - the plot under reference is directly accessible from 40.45 mt. DP road widening and 45.70 mt. sanctioned R.L. by EE (T&C) facing on South Side.
15. Details of D.P. remarks: - The plot under reference is situated in Residential(R) Zone and is not affected by any reservation for public purpose.
16. The Developer shall complete the project within the stipulated time period from the date of issue of CC to the composite 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.

17. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under Regulation No. 33(11) and with specific mention on plan of the PTC building and project affected persons nominated by the Concerned Authority.
18. 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.
19. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation / property owners or otherwise
20. That you as Architect / Developer / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation

Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect/Licensed Surveyor stating reasons for delay.

21. That the tenements proposed for PTC shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.&C. of 'H/East' Ward to assess the property tax.
22. That the PTC Tenements component of scheme shall include.
 - i) 89 Numbers of Residential tenements.
 - ii) 01 Number of Welfare Centre
 - iii) 01 Number of Balwadi
 - iv) 01 Number of skill development centre
 - v) 01 Library
 - vi) 01 Number of Society OfficeAmenity tenements use for specific purpose only.
23. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect/Licensed Surveyor with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
24. That this Letter of Intent is issued on the basis of plot area certified by the Architect/Licensed Surveyor and other relevant documents. In the event of changes of any of the above parameters during actual site survey by City Survey office SRA then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 4.00 FSI for portion of land approved u/s. 33(11).
25. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33 (11) upon land, which is not your property.
26. That the Arithmetical/Typographical error if any revealed at any time shall be corrected on either side.
27. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
28. That you shall pay total amount of Rs. 37,60,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 40,000/- per tenement as decided by the authority, 2% of ready reckoner per sq.mt.} towards Infrastructural Development charges & total amount of Rs. 2,50,000/- towards legal charges to be kept with slum Rehabilitation Authority.

29. Labour Cess of one percent of total cost of construction (excluding land cost) Shall be recovered before issue of plinth C.C to the bldg. u/r.
30. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
31. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
32. That you shall bear the cost towards displaying the details of date of issue of important document like LOI, C.C., O.C.C. on SRA website.
33. The owner/Developer shall display the name at site before starting of the work giving the details such as name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI & IOA.
34. That you shall display bilingual sign boards on site and painting of SRA Logo on PTC building as per Circular No. SRA/Admn/Circular No. 64/569/2004 dated. 14/10/2004.
35. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dated. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
36. That you shall submit the Conveyance Deed for PTC component and sale component or composite component before obtaining occupation certificate, respectively.
37. That the defect liability period for P.T.C. building shall be 3 years and any repairs/rectification required during this period shall be done by the developer. The bank guarantee and deposits of the developer shall be withheld till the completion of the defect liability period.
38. 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.

39. The Developer shall hand over PTC tenements alongwith required documentation after grant of OCC and Occupation certificate, water connection, power connection, etc. for the other portion shall not be asked to the Appropriate Authority till free of cost handing over of the PTC tenements. The said PTC tenements as mentioned in salient features above be handed over to the Slum Rehabilitation Authority/MHADA /MCGM/ SPPL or any designated Govt. Authority, each of carpet area 27.88 sq.mt. free of cost.
40. That you shall submit Self-Declaration Certificate for every 3 months stating the progress of the work is as per approved plans.
41. That you shall install C.C.T.V. Cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I.T. office.
42. 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.
43. A period of four weeks & submit the certificate to this office that you shall register the said project with MAHA- RERA Authority within for office record.
44. That Developer shall ensure compliance of the provision of building and other construction worker (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No (s) 1/2015.
45. That you shall execute the agreement to lease as per circular no. 195 before full O.C. of sale portion.
46. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall Not Complain To SRA Administration For Approving substandard Size Rooms Int he Tenements/tenement, building With deficient open spaces, Mechanical Light & ventilation, Probable Mechanized Failure Of mechanized Parking Provisions, as well as, Copy Of such Specimen agreement shall Be Submitted to SRA Administration. SRA & it's Officers shall Be Indemnified From Any probable dispute that may arise in future.

47. That you shall bring confirmation of height of topmost part of the building structure from agency appointed by Civil Aviation Authority before asking full OCC to the building under reference.
48. That you shall submit registered undertaking stating that there is no legal litigation or any restraining order issued by any court or any competent authority against the developer or the plot for re development of the said property before asking plinth C.C. to the bldg. u/r.
49. That you shall provide electrical vehicle charging point at parking floors in the building u/r.
50. That the developer shall display the board in marathi language in such a way that the information about PTC can be easily seen by the all Common People at site of the scheme u/ref.

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

Yours faithfully,

sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Asstt. Assessor & Collector, "H/East" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM.
4. ✓ I.T. Section (SRA), to publish this LOI on SRA website.

for *Smruti*
Chief Executive Officer
Slum Rehabilitation Authority