

11



Slum Rehabilitation Authority

No.: SRA/ENG/1198/N/MHL/LOI

Date: **20 MAR 2024**

1. **Architect** : Mr. Shivaji Langote of M/s. Mayuree Consultants.
Office No. 204, Gold Crest- Kailas Esplande,
L.B.S. Marg, Opp. Shreyas Cinema,
Ghatkopar (W), Mumbai - 400 086.
2. **Developer** : M/s. Mount Everest Developers Pvt. Ltd.
B-403, Kanara business centre,
Opp LBS Marg, Ghatkopar (E),
Mumbai - 400 086.
3. **Society** : Siddharameshwar CHS (prop).
C.T.S. Nos. 194A/9/9 & 223 of village Ghatkopar,
Naidu colony, pant Nagar, Ghatkopar (E),
Mumbai - 400 077.

Subject : LOI for Proposed S.R. Scheme on plot bearing C.T.S. Nos. 194A/9/9 & 223 of village Ghatkopar, Naidu colony, pant nagar, Ghatkopar (E), Mumbai - 400 077 of N ward of BMC, for Siddharameshwar CHS (prop).

Ref : 1) SRA/ENG/1198/N/MHL/LOI
2) As per Notification Of Govt. Of Maharashtra, Housing Dept. Under झोपयो.- १२०३/प्र.क्र.२४१/२०१६/झोपसु-१ दिनांक:- २६ नोव्हेंबर २०१९.

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.
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 parameters as per DCPR 2034
1.	Gross plot area for S.R. Scheme	7091.20 -199.60 6891.60
2.	Total Deductions for	
(i)	<ul style="list-style-type: none"> 9.15 wide Prop. D.P. Road. Non-buildable reservation of Recreational Ground (EOS 2.6) 	867.95 55.83
(ii)	Amenity as per Reg.14 (A) of D.C.P.R. - 2034.	49.58
(iii)	Total [1 - (i + ii)]	973.36
3.	Net area of plot for density calculation as per Cl. 3.12 (A) of 33 (10) of D.C.P.R. - 2034.	5918.24
4.	Addition for FSI purpose	973.36
5.	Total area for FSI computation	6891.60
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of D.C.P.R. - 2034.	3.00/sanctioned
7.	Incentive FSI: 1:1.05 i.e. upto 01 Ha. Land Rate as per R.R. 2020-21: RS.79,850/- for scheme. Construction Rate as per R.R. 2020-21: Rs.30,250/- for scheme.	1:1.05
8.	Rehab built-up area (excluding areas under staircase & common passage)	10053.35
9.	Rehabilitation Component	13834.46
10.	Permissible Sale Component (13834.46 X 1.05)	14526.18
11.	Sale BUA proposed in-situ	14526.18
12.	Total BUA proposed to be consumed in-situ	24579.53
13.	FSI proposed to be consumed/ in-situ	3.566
14.	Spill over TDR generate in the scheme	Nil
15.	No. of Eligible slum dwellers to be accommodated in scheme.	
	Eligible Rehab Residentials	111 Nos.
16.	No. of PAP tenements in the Scheme generated in scheme as per Cl.3.12 (A) of Reg.33 (10) of DCPR-2034	50 Nos.
17.	No. of Provisional PAP tenements in the Scheme generate in scheme as per Cl.3.12 (C) of Reg.33 (10) of DCPR- 2034	
	Provisional PAP Residential	130 Nos.
	Provisional PAP Commercial	08 Nos.
	Provisional PAP Resi. cum Comm.	01 No.

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/AGRC and if directed by Competent Court /AGRC to

person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

5. 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 Estate Manger at Slum Rehabilitation Authority 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.

6. The Amenity Tenements as mentioned in salient features condition no.3 above 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.

Sr. no.	Amenity	Amenity handed over to be
1	Balwadi	Handed over to the Woman 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	Library	Handed over to the slum dwellers society.
5	Skill-development	Handed over to the slum dwellers society.
6	Community Hall	Handed over to the slum dwellers society.

7. 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.
8. 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.
9. The Developer shall submit & adhere to 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.
10. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 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 to 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.

11. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
12. 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.
13. That you shall register with RERA Authority and submit the copy of registration as per RERA act.
14. That you shall submit registered undertaking before granting further CC to Sale building in scheme u/ref. stating therein that, building is proposed with deficient open space as against required as per DCPR, 2034 & the perspective buyers should not blame CEO (SRA) & it's staff for the same & the same clause shall be incorporated in the sale agreement.
15. 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.
16. 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 Department.
17. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/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.
18. That compliance of all the conditions mentioned in the circular issued by GOM dtd.28/08/2019 to the effect of amendment in sec.15A of slum act 1971, shall be ensured by the Developer.
19. The Developer shall pay Rs.40000/-per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges as per Slum Rehabilitation Authority policy.
20. That you shall execute the agreement to lease as per Circular No. 195 before issue of IOA to Sale Bldg. in scheme u/ref.

21. That you shall submit NOC from MOEF Dept. before CC beyond 20000.00 sq.mt. construction of Rehab component, as per above said circular dtd. 09/12/2016 of Environment dept. Govt. of Maharashtra.
22. That you shall submit NOC/Remarks from concerned power Supply Co. for the size & location of substation before further C.C. to Sale Bldg. in layout u/ref.
23. That you shall submit NOC E.E. (T. & C.)/Traffic Consultant NOC as per EODB guidelines before granting plinth CC to respective Bldg. in layout u/ref. & submission of Registered undertaking stating therein that, for not misuse this mechanical pit & stack parking system & the society members will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future before granting plinth CC to respective Bldg. in layout u/ref.

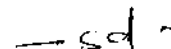
&

Developer will maintain the parking System for 10 years will be insisted for Rehab building before granting plinth CC to respective Bldg. in layout u/ref.

24. That you shall hand over the reservation portion to MCGM, free of cost & encumbrances before granting CC to last 25% of Sale BUA.
25. If D.P. dept. of MCGM agrees to kept Recreational Ground (EOS 2.6) portion intact in scheme without surrendering then you shall pay the charges against the reservation & keep reservation intact in the scheme & will keep reservation portion vacant while planning the layout & RUT to that effect will be submitted before granting layout approval in scheme u/ref.
26. That you comply the conditions as mentioned in E.E. (SWD) Planning Cell (E.S.) remarks.
27. That you shall submit undertaking of society as per C.L.C. (SRA)'s remarks for withdrawal of W.P. before issue of IOA.

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 Development Control and Promotion Regulations 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, BMC.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "N" Ward, BMC.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), BMC.
6. H.E. of BMC.
7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority