



SLUM REHABILITATION AUTHORITY

No.: S/PVT & STGOVT/0011/20210930/LOI

Date: **22 MAY 2023**

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, 11th floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W) - 400604.
2. **Developer** : M/s. Shraddha Landmark Pvt. Ltd.
Manisha Heights Commercial,
Gr. + 1st floor, Vaishali Nagar,
Mulund (W), Mumbai- 400 080.
3. **Society** : Vanita Sadan SRA CHS (Prop).

Subject:- Issue of clubbing LOI - Proposed S.R. Scheme u/s. 33(10) & 33(11) of DCPR 2034 on plot bearing CTS No.100/3, 100/4 & 100A/8 of village Bhandup, Tal- Kurla, Lake Road, Tulshet pada, Bhandup (W), in 'S' ward of MCGM, Mumbai -400 078., for Vanita Sadan SRA CHS (Prop). **(Scheme no. 01 in 'S' ward)**

Clubbing With

Proposed S.R. Scheme u/s 33(11) of DCPR 2034, on non-slum plot bearing CTS No.679 (pt) of Village Nahur, Taluka-Kurla in 'T' ward of MCGM, Mumbai. **(Scheme no. 02 in 'T' ward)**.

Ref :- SOP No.427/SOP/S Dt.14/03/2023

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	Before clubbing			After clubbing		
		Scheme-I at S ward 33(10) & 33(11)			Scheme-I at S ward 33(10) & 33(11)		
		Slum plot area in sq.mt.	Non-slum plot area in sq.mt.	Total plot area in sq.mt.	Slum plot area in sq.mt.	Non-slum plot area in sq.mt.	Total plot area in sq.mt.
1		1333.03	774.27	2107.30	1333.03	774.27	2107.30
2		-	-	-	-	-	-
	Deductions for						
(a)	Road setback area	80.43	176.85	257.28	80.43	176.85	257.28
	Total Deductions	80.43	176.85	257.28	80.43	176.85	257.28
3	Balance Area of Plot	1252.60	597.42	1850.02	1252.60	597.42	1850.02
4	Addition for FSI purpose	-	176.85	176.85	-	176.85	176.85
5	Net area for density calculation & FSI computation	1252.60	774.27	2026.87	1252.60	774.27	2026.87
6	(a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4 or sanctioned FSI whichever is higher	4 FSI	-	4 or sanctioned FSI whichever is higher	4 FSI	-
7	Permissible BUA :-		3097.08	3097.08		3097.08	3097.08
(a)	Zonal FSI	N.A.	774.27	774.27	N.A.	774.27	774.27
(b)	PTC	N.A.	1161.41	1161.41	N.A.	1161.41	1161.41
(c)	Free sale	N.A.	1161.41	1161.41	N.A.	1161.41	1161.41
8	(a) Proposed built-up area of Rehab.	2679.61	Nil	2679.61	2679.61	Nil	2679.61
	(b) Passage area & amenity area	791.9	-	791.95	791.95	-	791.95
	(c) Rehab Component	3471.56	Nil	3471.56	3471.56	Nil	3471.56
9	Sale Component (1.10 X Rehab Component)	3818.72	Nil	3818.72	3818.72	Nil	3818.72
10	Total Sale BUA permissible in situ	3818.72	1935.68 (774.27 + 1161.41)	5754.40	3818.72	1935.68	5754.40
11	(a) PTC BUA transfer from Scheme -II to scheme I	-	1168.81	1168.81	3818.72 - PTC Scheme-II	(1168.81 PTC scheme -I + 451.92 PTC Scheme-II) = 1620.73	5439.45
	(b) Sale BUA transfer from Scheme -I to Scheme-II	-	-	-	3818.72 - 3818.72 = Nil	(1928.27 - 451.92 PTC) = 1476.35 sale	(3818.72 + 451.92) = 4270.64
12	Total sale BUA proposed to be consumed in situ	3818.72	1928.27 (774.27 + 1154.00)	5746.99	Nil	(1928.27 - 451.92) = 1476.35 sale	1476.35
13	Total BUA sanctioned for the project	6498.33	3097.08	9595.41	6498.33 (2679.61 + 3818.72 PTC)	3097.08 (1476.35 sale + 1620.73 PTC)	9595.41

14		FSI sanction for the scheme	5.19	4.00	-	5.19	4.00	-
15		Total BUA proposed to be consumed in situ	6498.33	3097.08	9595.41	6498.33	3097.08	9595.41
16		Total FSI consumed in situ	5.19	4.00	-	5.19	4.00	-
17		No. of Tenements		-				-
		Rehab residential	23 Nos.	-	-	23 Nos.	-	-
		Balwadi	01 Nos.			01 Nos.		
		Welfare Center	01 Nos.	N.A.	-	01 Nos.	N.A.	
		Society Office	01 Nos.			01 Nos.		
		Skill development	01 Nos.			01 Nos.		
		Library	01 Nos.			01 Nos.		
18		Provisional PAP						
		Rehab residential	24 Nos.	N.A.	-	24 Nos.	N.A.	-
		Rehab Commercial	03 Nos.			03 Nos.		
19		Regular PAP	33 Nos.	N.A.	-	33 Nos.	N.A.	-
20		PTC including amenities					25 Nos.	-
		Scheme No.I	Nil	25 Nos.	-	Nil	+ 92 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/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.
5. Details of land Ownership :- Private plot & partly State Govt. Land
6. Details to Access :- The scheme plot is affected by 27.45 mtr. wide DP Road and 18.30 mtr. wide DP Road.
7. Details of D.P. Remarks :- R- Zone.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
9. The Developer shall hand over PAP/PTC tenements if any within one month after grant of OCC as per circular no.190. 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.mt. 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.

10. 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	To be Hand over to the Woman and Child Welfare Department, Government of Maharashtra.
2	Society office	To be Hand over to the slum dwellers society.
3	Welfare Centre	To be Hand over to the slum dwellers society.
4	Library	To be Hand over to the slum dwellers society.
5	Skill-development	To be Hand over to the slum dwellers society.

11. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.
- B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
12. 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.
13. The 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.
14. 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.
15. 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.
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
16. 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.

17. 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.
18. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
19. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
20. 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.
21. 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 handed 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 10% of sale built up area approved in the scheme.
22. 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.
23. 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.
24. 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.
25. That you shall comply condition mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.
26. 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 in the 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 & its Officers shall be indemnified from any probable dispute that may arise in future.

27. That you shall submit self-certified structural audit certificate from registered structural engineer at the time of application for occupation certificate & structural stability certificate from registered structural engineer having minimum experience of 5 years for rehab building at the end of defect liability period or application for release of bank guarantee.
28. That you shall submit Remarks from Electric Co. to allow Electric Substation in composite building before further C.C.
29. That you shall abide with all the proceedings/orders of court of law or any judicial /cosy 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.
30. That you shall register with Rera authority as per Rera act & submit copy of the same.
31. That you shall submit updated P.R. Card before plinth C.C. of composite building.
32. That you shall obtained NOC from Govt. /Municipal/ MHADA the public authority as per clause no. 2.8 of Reg. 33(10) of DCPR 2034.
33. The Developer shall pay premium for Govt. owned land at the rate of 25% as per Annual Schedule Rates (ASR) and as per as per SRA Circular No.114 dated 19.07.2010.
34. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
35. That all Lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated elevator technologies along with Lift capacity for at least 8 persons (the minimum shaft size shall be W1800mm X D1800mm) instead 4 or 6 person considering increased lift handling capacity over a period of time.
36. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.

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, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
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