



SLUM REHABILITATION AUTHORITY

No.: S/PVT/0197/20230303/LOI

Date:

- 6 JUL 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.

Subject : Issue of clubbing LOI - Proposed S.R. Scheme u/s 33(11) of DCPR 2034, on non-slum plot bearing CTS No.827/A & 828/A of village Bhandup, Taluka-Kurla, Bhandup (E), in 'S' ward of MCGM, Mumbai. **(Scheme no. 02 in 'S' ward).**

Clubbing With

Approved S.R. Scheme u/s. 33(10) of DCPR 2034 on plot bearing CTS No. 57, 57/1 to 20, 58, 58/1 to 5, 59 & 59/1 to 27 of village Bhandup, Taluka- Kurla, Tembhpada, Bhandup (W), in 'S' ward of MCGM, Mumbai., for Swapnpurti SRA CHS (Ltd.) & Ekdant SRA CHS (Ltd) **(Scheme no. 01 in 'S' ward)**

Reference: SOP No.401/SOP/S Dt.09/03/2023

Gentleman,

With reference to the above mentioned Redevelopment 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 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.
2. 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	Before clubbing	After clubbing
		Scheme-2 at S ward 33(11)	Scheme-2 at S ward 33(11)
1	Area of plot considered for the scheme	639.40	639.40
2	Deductions for	-	-
(a)	Road setback area	-	-
	Total Deductions	-	-
3	Balance Area of Plot	639.40	639.40
4	Addition for FSI purpose	-	-
5	Net area for density calculation & FSI computation	639.40	639.40
6	(a) Minimum FSI to be attained as per reg. 33(11) of DCPR 2034	3 FSI	3 FSI
7	Permissible BUA :-	1918.20	1918.20
(a)	Zonal FSI	639.40	639.40
(b)	PTC	639.40	639.40
(c)	Free sale	639.40	639.40
8	Total Sale BUA permissible in situ	1278.80 (639.40 + 639.40)	1278.80
9	(a) PTC BUA transfer from Scheme -2 to scheme 1	634.11 (168.48 + 465.63)	168.48
	(b) Sale BUA transfer from Scheme -1 to Scheme-2	-	465.63
10	Total sale BUA proposed to be consumed in situ	1273.51 (639.40 + 634.11)	1739.14 (639.40 + 634.11 + 465.63)
11	Total BUA sanctioned for the project	1907.62	1907.62
12	FSI sanction for the scheme	2.98	2.98
13	Total BUA proposed to be consumed in situ	1907.62	1907.62
14	Total FSI consumed in situ	2.98	2.98
15	PTC tenements including amenities - Scheme No.2	16 - PTC + 01 Balwadi + 01 Society office + 01 Welfare Center = 19 Nos.	05

3. 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.

4. Details of land Ownership :- Private plot.
5. Details to Access :- The scheme plot is accessible by 13.40 mtr. Wide existing road.
6. Details of D.P. Remarks :- R- Zone.
7. 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.
8. The Developer shall hand over PTC tenements if any within one month after grant of OCC. The said PTC tenements as mentioned in salient features condition no.2 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 PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC 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 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.
10. 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.
11. 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.
12. 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.
13. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

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. 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.
16. 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 25% of sale built up area approved in the scheme.
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 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.
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 Department.
20. 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 & it's Officers shall be indemnified from any probable dispute that may arise in future.
21. 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.

22. 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.
23. That you shall register with Rera authority as per Rera act & submit copy of the same.
24. That the sale C.C. shall be released as per co-relation with PTC proposed in scheme-I.
25. That you shall submit updated P.R. Card before plinth C.C. of composite building.
26. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
27. 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.
28. 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,



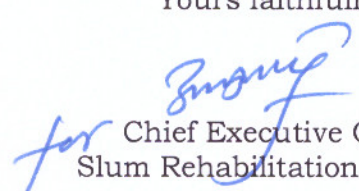
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "S" 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.

Yours faithfully,



for Chief Executive Officer
Slum Rehabilitation Authority