



## SLUM REHABILITATION AUTHORITY

No. SRA/DDTP/178/RN/PL/LOI

Date:-

18 JUN 2021

To.

**1. Architect**

:- Shri Amit Goregaonkar of  
M/s. Concept Architects.  
A/310, Rustomjee Central Park,  
Andheri Kurla Road, Chakala  
Andheri (East), Mumbai- 400 093.

**2. Developer**

:- M/s. Rajhans Reality  
B/9, Pushp Vatika,  
Shiv Vallabh Cross Road, Ashok Van,  
Dahisar (East), Mumbai- 400 068.

**Sub:-** Revised LOI for proposed S.R. Scheme under Regulation 33(11) of DCPR 2034 on plot bearing CTS No. 2593 C/A & CTS No. 2593 C/B of village Dahisar, Taluka Borivali, Dahisar East, Mumbai of R/N Ward.

**Ref:-** SRA/DDTP/178/RN/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 2593 C/A & CTS No. 2593 C/B of village Dahisar, Taluka Borivali, Dahisar East, Mumbai of R/N Ward, this office is pleased to inform you that this **Letter of Intent** is considered and principally approved for the sanctioned **FSI of 4.00** (Four only) in accordance with provisions of under Regulation 33(11), and Sanctioned **FSI of 2.00** (two point zero only) in accordance with the provision DCR 32 for Road setback area.

1. Earlier LOI u/no. SRA/ENG/178/RN/PL/LOI dtd. 28/04/2014 treated as cancelled.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.

3. 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.
4. The built up area for Sale and PTC shall be as per the following scheme parameters. In the event of change in area of plot the parameters shall be got revised from time to time.

Sr. No.	Description	Area in sq.mtr.
1	Total Plot area	2239.40
2	Road setback	407.30
3	Balance plot area	1832.10
4	FSI permissible	4.00
5	Total BUA permissible	7328.40
6	PH/HDH BUA permissible(10% of 5)	732.84
7	Land component towards PH/HDH BUA (732.84)/4	183.21
8	Net Plot area for FSI (3-7)	1648.89
9	FSI permissible	4.00
10	Total BUA permissible	6595.56
11	Total Buildable Reservation TDR as per Reg. 17 of DCPR -2034. $\frac{1.50 \times 27500 \times 732.84}{58200}$	519.40
12	Permissible BUA for Road setback (407.30X 2)	814.60
13	Permissible BUA for PTC ((10-11-12-8)/2)	1806.33
14	Total Sale BUA Permissible (8+11+12+13)	4789.23
15	PTC BUA proposed	1806.33

5. That the Rehabilitation Component should include

- a) 41 PTC Resi. Tenements
- b) 03 PTC Comm. Tenements.
- c) 27 PH/HDH Resi.
- d) 01 Balwadi
- e) 01 Welfare Centre
- f) 01 Society Office
- g) 01 Yuvakendra
- h) 01 Health Center



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 Draft D.P. Remarks :-
  - i) As per Draft D.P. 2034 remarks, the plot under which scheme under reference is proposed is situated in Residential zone (R) and is not reserved for any public purpose. Further, the plot under reference is affected by 18.30 mtr. proposed road widening. The plot under reference is situated in Residential (R) Zone.
8. Detail to access:- The plot is directly accessible from 18.30 mtr. wide proposed D.P. Road and existing 9.00 mtr. road.
9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at the rate of 2% of Ready Reckoner rate as prevailing on date LOI per sq.mtr.
10. The Developer shall hand over PTC tenements if any within 30 days after grant of OCC. The said PTC tenements as mentioned in salient features condition no.5 shall above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM/SPPL.

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.
11. Detailed of land ownership:- Private land & the ownership of the land vests in the name of M/s. Rajhans Reality who is the developer of the scheme.
12. The Developer shall submit various NOC's 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.
13. The Amenity Tenements of Anganwadi as mentioned in salient features condition no.5 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office & 2 nos. of Amenity as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, 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.



14. When the project land is on public land and the IOA not obtained within validation period of LOI then the Developer is liable to pay compound interest at the rate 12% per annum on balance amount of land premium payable as per annual schedule rates at IOA stage and @ the rate of 3% per annum in same manner frp private land.
15. The Developer shall complete the PTC component of project within the stipulated time period from the date of issue of CC to 1<sup>st</sup> 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.

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.
13. 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.
14. The IOA/Building plans will be approved in accordance with the DCPR-2034 and prevailing rules, policies and conditions at the time of approval.
15. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
16. 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.
17. 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.

18. That FSI benefit in respect of road setback shall not be requested till the same is handed over to MCGM as per condition no 17 above.
19. That the Developer shall hand over PH/HDH Reservation tenements within three months after grant of OCC. The said PH/HDH tenements as mentioned in salient features condition no. 3 above be handed over to the D.P. Department.

If applicants 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 modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

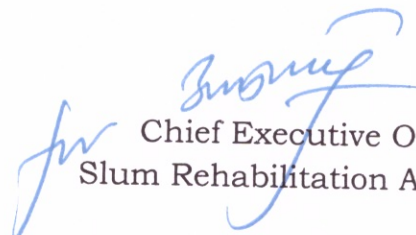


Chief Executive Officer  
Slum Rehabilitation Authority

(CEO(SRA) approved draft revised LOI)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "R/N" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. A.E.(W.W.)R/N of MCGM.
5. A.A. & C R/N of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.



Chief Executive Officer  
Slum Rehabilitation Authority