



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1471/L/MHL/LOI

Date: 06 JUL 2021

1. **Lic. Surveyor** : Shri Jayant Katira of
M/s. Deva Consultants
201, Bhagyalaxmi Villa, Chitranjan Nagar,
Vidyavihar (E), Mumbai – 400 077.
2. **Developer** : M/s. Baba Homes-Builders & Developers,
7, Baba Arcade, Sector -11,
Vashi, Navi Mumbai – 400 703.
3. **Society** : Ekta SRA CHS Ltd.

Sub: Revised LOI for proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No. 6(pt.), 6/140 to 144 & 7(pt.) of village Kurla – 3, tal. Kurla, S. G. Barve road, Kurla (E) Mumbai.

Ref: SRA/ENG/1471/L/MHL/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 revised scheme parameter in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That this LOI supersedes the earlier LOI issued for the scheme u/no. SRA/ENG/1471/L/MHL/LOI dtd. 10.08.2011 and amended LOI dtd. 16.07.2014.
2. This Letter of Intent is issued on the basis of plot area certified by the Lic. Surveyor and the Annexure – II issued by Competent Authority and other relevant documents.
3. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Lic. Surveyor/ 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/Lic. Surveyor are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

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4. 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 | As per present revision |
|--------|---|---|
| 1 | Area of plot | 1547.40 sqmt. |
| 2 | Deduction for: Road Setback | 402.00 sqmt. |
| 3 | Net plot area (1 - 2) | 1145.40 sqmt. |
| 4 | 8% of Amenity Open Space | 92.00 sqmt. |
| 5 | Net Plot area for FSI 3 above | 1145.40 sqmt. |
| 6 | FSI permissible: | 4.0 or (Rehab BUA + incentive BUA) whichever is more. |
| 7 | BUA permissible on plot (5 x 6) | 4581.60 sqmt. |
| 8 | Rehab BUA (FSI) | 3590.75 sqmt. |
| 9 | Area of common passage and amenities | 1116.40 sqmt. |
| 10 | Rehabilitation component (8 + 9) | 4707.15 sqmt. |
| 11 | Sale component (1.1 x 10 above) | 5177.86 sqmt. |
| 12 | Total BUA sanctioned for project (8+11) | 8768.61 sqmt. |
| 13 | FSI sanctioned for the scheme (12/5) | 7.655 |
| 14 | Sale BUA Proposed on site | 3527.00 sqmt. |
| 15 | TDR generated | 1650.86 sqmt. |
| 16 | Slum dwellers to be re-accommodated. Rehab Residential 69 nos. Rehab Commercial 08 nos. Rehab R/C 01 no. Provisional Residential PAP 31 nos. Provisional Commercial PAP 06 nos. | 115 nos. |
| 17 | No. of Amenities Balwadi 01 no. Wel. Center 01 no. Soc. Office 02 nos. Amenities 02 nos. | 06 Nos. |

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5. **Details of land ownership:** - As per P. R. Card on plot bearing C.T.S. No. 6, 6/140 to 143 of village Kurla - 3 the ownership vest with 'Maharashtra Grihanirman Mandal' & CTS no. 7 of village Kurla -3 the ownership vest with 'Maharashtra Housing Board'.
6. **Details to access:** - As per D.P. remarks & A.E. (Survey) E.S.'s remark the plot under reference is affecting the 36.60 mtr. wide R. L. road and 9.15 mtr. wide existing road.
7. **Details of D.P. remarks:** - As per the D. P. Remarks the S. R. Scheme under reference plot bearing C.T.S. No. 6(pt.), 6/140 to 143 & 7(pt.) of village Kurla - 3, 'L' ward of MCGM, falls in Residential Zone (R Zone) and not affected by any reservation.
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 PAP tenements as mentioned in salient features condition no. 4 above be handed over within one months after grant of OCC to the Slum Rehabilitation Authority/MHADA/MCGM 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.
10. The Amenity Tenements as mentioned in salient features condition no. 4 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.

| S.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 | Women Entrepreneurship Centre | Handed over to the slum dwellers society. |
| 5 | Health Centre | Handed over to the slum dwellers society. |

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11. 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.
12. 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.
13. That if, it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st 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.
15. The Developer/Chief Promoter 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.
16. The Developer 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. A) The Society/Developer/Lic. Surveyor 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

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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 newspapers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. 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.
 20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
 21. 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.
 22. That you shall register with MahaRERA authority as per RERA act & submit copy of same to this office.
 23. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting BCC certificate respectively.
 24. That the slab of the U.G. Water Tank will be designed A.A. Class loading to bear to load vehicular traffic & fire tender engine.
 25. That you shall submit the remarks/NOC from concerned Electric Authority regarding Electric meter room/Sub-station before issue of OCC to Rehab building.
 26. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
 27. The following conditions for high rise bldg. as per circular no. SRA/Eng/3371 of 18/6/2008 & SRA/Eng/2364 of 29/5/2008 are as following:
 - a. That Project Management Consultant (PMC) shall be appointed with prior approval of Dy. Ch.E. (SRA)/E.E. (SRA) for the implementation / Supervision /Completion of the S. R. Scheme.
 - b. That the PMC appointed for the Scheme shall submit quarterly progress report to the Slum Rehabilitation Authority after the issue of Letter of Intent.

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- c. That developer shall submit Tri-Partite registered agreement among Developer, Slum Society & lift Machine co. & fire equipment co. to undertake Civil, Electrical & Mechanical maintenance of high-rise rehab bldg. for a period of 10 years by the developers, at their own cost from the date of occupation of the bldg. u/r as per circular no. SRA/ENG/2364 of 29.05.2008.
 - d. That third party quality auditor shall be appointed with prior approval of Dy. Ch. Eng. (SRA)/ E. E. (SRA) for quality audit of building work at various stages.
 - e. That GBR from society shall be submitted to accept planning of high Rise bldg.
 - f. Structural design & drawings of the Composite building shall be got peer re-view from another Structural Engineer. Architect is directed to submit vetting of structural design from VJTI or appropriate authority.
 - g. That Fire Fighting systems shall be installed as per requirements of CFO and tri-partite agreement for comprehensive maintenance of system for a period of 10 years shall be executed.
28. 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.
29. That the work shall not 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.
30. 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.
31. That you shall submit the revised NOC from CFO for proposed high rise composite Building before obtaining Rehab O.C.C.
32. That you shall submit the NOC from E.E. (T & C) for proposed parking layout before obtaining Further C.C.
33. That the Developer shall incorporate a condition in the agreements of END USERS stating there that proposed building is approved with:
- a) Sub-standard / inadequate room size.
 - b) Inadequate floor height
 - c) Deficient open space

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d) Parking provision is made with mechanized means.

That you shall submit the register undertaking and indemnity bond from the developer stating that if any litigation are arise from above approvals then SRA and its staff will not be held responsible for the same and indemnified in case of any probable dispute that many arise consequential to approvals.

34. That you shall submit the Registered Undertaking before granting plinth CC to composite bldg. under reference from Slum Society & developer, not to misusing of:
- i. Stilt area
 - ii. Entrance Lobby
 - iii. Part terrace and pocket terrace,
 - iv. Refuge area,
 - v. Society office.
 - vi. Other Amenities
35. That the Premium for Rehab Component shall be recovered as per the provisions of Sub Reg. no. 6.15 (at the rate of 2.5% of ASR) & that for Sale Component shall be recovered as per the provisions of Sub Reg. no. 6.16 (at the rate of 2.5% of ASR or 10% of normal premium, whichever is more).
36. That the NOC from concern authority to be obtained for Electric Sub-station before asking further CC to Rehab building.

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

Yours faithfully,

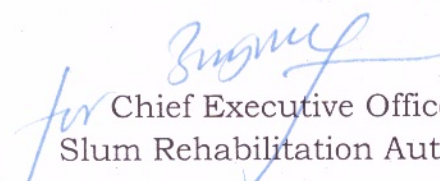
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector Mumbai Suburban District.
2. Assistant Commissioner, "L" Ward, M.C.G.M.
3. A.A. & C - L ward
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority