



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2308/RS/PL/LOI -

Date:

20 JUL 2021

1. **Architect** : Shri. Manoj Vishwakarma of  
M/s. DOT Architects,  
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.,  
M.K. Marg, Kalanagar, Bandra (E),  
Mumbai - 400051.
2. **Developer** : 1. M/s. Navkar Construction (Venture),  
226, 2<sup>nd</sup> floor, V Mall, Off. Thakur Complex  
Road, Western Express Highway (Near Sai Baba  
Temple), Thakur Complex, Kandivali (E),  
Mumbai -400101.  
  
2. M/s. Poddar Housing and Development Ltd.  
(Co-venture),  
Poddar Group Building, Mathuradas Mill  
Compound, 126, N.M. Joshi Marg, Lower Parel  
(West), Mumbai - 400013.
3. **Society** : Apna Nagar Adarsh CHS Ltd.

**Subject:** Revised LOI under Reg. 33(10) of DCPR 2034 for Proposed Slum Rehabilitation Scheme on land bearing CTS No. 62, 62/1 to 18, 63, 63/1 to 217, 64 and 64/1 to 12 of village - Akurli, at. Akurli Road, Kandivali - East, Mumbai, for "Apna Nagar Adarsh CHS Ltd."

**Reference:** SRA/ENG/2308/RS/PL/LOI -

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 62, 62/1 to 18, 63, 63/1 to 217, 64 and 64/1 to 12 of village - Akurli, at. Akurli Road, Kandivali - East, Mumbai, for "Apna Nagar Adarsh CHS Ltd.", this office is pleased to inform you that, this **Letter of Intent** are considered and approved for the sanctioned **FSI of 5.085 (Five Point Zero Eight Five Only)** on net plot in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

All the other conditions mentioned in the earlier LOI issued u/No. SRA/ENG/2308/RS/PL/LOI dated 21/06/2019 will be superseded by this LOI.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in)

E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

1. 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	Now proposed	
		Slum plot area in Sq. Mt.	Non-Slum plot area in Sq. Mt
1	Area of plot considered for the scheme	6701.28	45.32
2	<b>Deductions for</b>		
3	a) Road set-back area	282.30	--
	b) Play Ground Reservation area (35 % of 1085.84 Sq. Mt.)	380.04	--
	c) Road Depot + Adhar Kendra with Skill Development Centre + Hydraulic Engineering Department Facilities	68.79	45.32
	d) Masjid/Mosque Area kept in abeyance	494.86	--
	e) CTS No. 64, 64/1to12 (Kept in abeyance)	248.19	--
	f) Set back of Road in CTS No. 64, 64/1to12 (Kept in abeyance)	77.31	--
4	<b>Total Deductions</b>	1551.49	45.32
5	Balance Area of Plot	5149.79	--
6	<b>Net area for density calculation &amp; FSI computation</b>	5149.79	--
7	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00/ Sanctioned whichever is high	--
8	Zonal FSI + Max. permissible TDR (Considering E.P. RS-72) + additional FSI by paying payment	---	--
9	Proposed Rehab built-up area	10043.44	--
10	Rehab Component	15378.58	--
11	Sale Component (1.05 X Rehab Component)	16147.51	--
12	Total Sale BUA permissible in situ	16147.51	--
13	Total sale BUA proposed to be consumed in situ	16147.51	--
14	Total BUA sanctioned for the project	26190.95	--
15	FSI sanction for the scheme (14/6)	5.085 (On Net plot)	--
16	Total BUA proposed to be consumed in situ	26190.95	--
17	Total FSI consumed in situ	5.085 (On Net plot)	--
18	TDR generated in scheme	Nil	45.32 x 2 = 90.64
19	No. of Tenements to be Rehabilitated Rehab unit -202 Commercial - 11 Balwadi-02 Welfare Center -02 Aangan wadi - 02 Society Office -03 Skill development - 02 Community Hall -01	225	--
20	Provisional PAP (Non-eligible + Undeclared) Rehab unit - 46 Commercial - 54	100	--
21	PAP	27	--



2. 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 of 1860 and Indian Evidence Act.1872.
3. **Details of land ownership:** As per remarks P.R. Cards the land bearing CTS No. 62, 62/1 to 18, 63, 63/1 to 217, 64 and 64/1 to 12 of village - Akurli belongs to private Ownership.
4. **Details to access:** As per Architect's remarks as per EODB, The plot under reference is directly accessible from 18.30 mt. wide existing Road (Akurli road).
5. **Details of D. P. Remarks:** As per the D. P. Remarks 2034, the plot is fall under partly 'Residential' & partly 'Commercial' zone & partly reserved for ROS 1.4 (Play Ground) & Partly affected by existing amenity of RMS 1.1 (Road Depot) + RSA 6.2 (Adhar Kendra with Skill Development Centre) + RMS 5.5 (Hydraulic Engineering Department Facilities). Also affected by setback of proposed widening of 13.40 mt. 18.30 mt. as per recommendation of planning committee.
6. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 840/- (City) per Sq. Mtrs. to the Slum Rehabilitation Authority as per Circular No. 7 dtd. 25/11/1997 or as decided by the Authority.
7. 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 Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq. Mtrs. free of cost.  
  
The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, the PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
8. The Amenity Tenements as mentioned in salient features condition no.01 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	Carpet area in Sq.mt.	Location	Amenity handed over to
1	02 Balwadi	27.88	3 <sup>rd</sup> floor	To be Handed over to the women and child Welfare Department, Government of Maharashtra.
2	03 Society office	20.00	3 <sup>rd</sup> floor	To be Handed over to the slum dwellers society.
3	02 Welfare Centre	27.88	3 <sup>rd</sup> floor	To be Handed over to the slum dwellers society.



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4	02 Skill Development Centre	27.88	3 <sup>rd</sup> floor	To be Handed over to the slum dwellers society.
5	02 Health Centre	27.88	3 <sup>rd</sup> floor	To be Handed over to the slum dwellers society.
6	01 Community Hall	2% or upto 200 Sq. mt.	3 <sup>rd</sup> floor	To be Handed over to the slum dwellers society.

9. The conditions, if any, mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied with and compliances thereof shall be submitted to this office at appropriate stages.
10. 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.
11. 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 & before asking C.C. above 20,000 Sq. Mt. construction area in the S.R. Scheme under reference.
12. When the project land is on public land and the IOA is 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 for Private land.
13. 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 shall be obtained from the CEO (SRA) with valid reasons.

14. The Chief Promoter / Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of O.C.C. of Rehab building. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
15. 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.
16. 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.

17. 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) within a period of two weeks from the date of issue 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.
18. The IOA/Building plans will be approved in accordance with the new DCPR 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. As per the SRA policy the following conditions as and when required shall be submitted.
  - a. The Developer shall appoint Project Management Consultants with prior approval of Dy. Ch. E. (SRA) / E. E. (SRA) for implementation/ supervision/ completion of S. R. Scheme.
  - b. The Project Management Consultant appointed for the scheme shall submit progress report regularly to Slum Rehabilitation Authority after issue of LOI.
  - c. That the developer shall execute tri-partie Registered agreement between Developer, Society & Lift supplying Co. or maintenance firm for comprehensive maintenance of electro mechanical systems such as water pumps, Lifts, etc. for a period of ten (10) years from the date of issue of Occupation Certificate to the Rehabilitation building.  
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
  - d. The third-party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (SRA)/ E.E.(SRA) for quality audit of the building work at various stages of the S. R. Scheme.
  - e. That the developer shall install fire fighting system as per requirements and to the satisfaction of C.F.O. The developer shall execute tri-parties registered agreement between Developer, Society & Firefighting equipment supplying Co. and /or



maintenance firms for comprehensive maintenance for a period of ten (10) years from the date of issue of Occupation Certificate to the building.

Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

- f. That the structural design of the buildings having height more than 24 Mtrs. shall get peer reviewed from another registered structural engineer/ educational institute like SPCE/ VJTI/ IIT.
22. That the slab over the underground water tank shall be designed as per the "AA" class loading from the Lic. Structural Engineer.
23. That you shall submit A.E. (Maint.) R/S- ward remarks for the access to the S.R. Scheme under reference before F.C.C. to Composite building in layout.
24. That you shall submit demarcation from competent authority for area affected for the ROS 1.4 (PLAY GROUND) reservation before F.C.C. of the composite building No. 01 in the layout.
25. That you shall submit concurrence from MCGM regarding the area affected by existing amenity i.e. RMS 1.1 + RSA 6.2 + RMS 5.5 (ROAD DEPOT + ADHAR KENDRA WITH SKILL DEVELOPMENT CENTRE + HYDDRAULIC ENGINEERING DEPARTMENT FACILITIES) is reservation instead of existing amenity as shown in DP 2034 before allowing TDR for the affected non-slum portion.
26. That you shall submit plot demarcation along with Road demarcation before granting F.C.C. to Composite Bldg. No. 01 in the layout u/ref.
27. That you shall submit demarcation of reservation affecting the plot with layout approval before F.C.C. to Composite Bldg. in the layout.
28. That you shall submit NOC from Police commissioner before demolition of existing structures of Masjid & Temple as per the practice in SRA.
29. That you shall submit Registered undertaking for not to misuse entrance lobbies, part pocket terrace / inner chowk / podium top/basement/ducts/fire check floor/refuge floor etc. free of FSI items before F.C.C. to Composite Bldg. in layout u/ref.
30. That you shall submit NOC from CFO before granting F.C.C. to Composite Bldg. in layout u/ref.
31. That you shall submit NOC/Remarks from E.E. (T. & C.) & Ch.E.(M&E) of MCGM for parking layout & light ventilation of basement, AVS & commercial shops proposed in Composite Building No. 01 before granting F.C.C. to the composite building in S. R. scheme u/ref.
32. That you shall submit the Remarks/ NOC from Electric Supply Company for size and location of substation before granting F.C.C to Composite building No. 01 in the S. R. Scheme.
33. 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.

34. 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.
35. 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.
36. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E.(SP) / Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.
37. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
38. As per the Circular No. 130, you shall pay labour welfare cess charges of 1% of total cost of construction as mentioned in stamp duty ready reckoner rate.
39. As per the Circular No. 137, you shall pay charges of identity card of eligible slum dwellers/lottery.
40. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
41. That the approval granted will be subject to the orders issued by the honorable court in writ petition no. 1105 of 2002 filed by City Space and you shall obtain revised approval if the scheme parameters are not in consonances with the orders issued by the court.
42. That you shall pay infrastructure charges & development charges as per DCPR 2034 & SRA policy.
43. That you shall register the S.R. Scheme under RERA act.
44. 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.
45. That you shall not take any step for demolition or relocation of the masjid till suitable order received from the Hon'ble Waqf Tribunal in the S.R. Scheme under reference.
46. That the Developer shall incorporate the clause in the agreement of the sale component that the right of way of Min. width upto 6.00 Mt. proposed for Rehab component as well as Masjid Structure will not be encroached & they will not claim any compensation nor arise any litigation to any competent Authority.

47. That you shall submit PRC as per the remarks from DSLR (SRA) in the name of Developer before asking F.C.C. to composite Building in the S.R. Scheme under reference.
48. As per the Circular No. 108, developer has to maintain the Rehab building for a period of 3 years from the date of granting Occupation to the Rehab building. The security deposit/ Bank guarantee as stipulated by SRA shall be retained.

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 new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

  
**Chief Executive Officer  
Slum Rehabilitation Authority**

(Hon. CEO(SRA) has approved the LOI)

**Copy to:**

1. Municipal Commissioner, MCGM
2. Collector Mumbai (Suburban)/
3. Addl. Collector (Ench./Rem.) (Suburban)
4. Chief Engineer (Development Plan), MCGM
5. Assistant Commissioner "R/south" Ward of MCGM
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website

  
**Chief Executive Officer  
Slum Rehabilitation Authority**

(Hon. CEO(SRA) has approved the LOI)