

**Slum Rehabilitation Authority**

No.: SRA/ENG/2366/S/PL/LOI

Date: **7 JUN 2023**

1. **Licensed Surveyor:** **Shri. Sachin Gaikwad of M/s. Shree Associates**  
001 & 002, Varad Ashish Apts.  
Sector-09, Near Airoli circle,  
Airoli, Navi Mumbai -400 708.
2. **Developer :** **M/s. Chintamani Realtors**  
Shop No. 1 & 2, SHH Residency,  
Shiva Industrial Estate,  
Near Tata power, Lake Road,  
Off L.B.S. Marg, Bhandup (W)  
Mumbai- 400 078.
3. **Society** : **"Shree Parshwanath SRA CHS Ltd."**  
on land bearing 465(pt), 467(pt.), 467/1 to 6, 468,  
468/1 to 12, 469, 471, 472 & 472/1 to 16 of  
Village Kanjur, Bhattipada, at Bhandup (W),  
Mumbai - 78.

Ref. : SRA/ENG/2366/S/PL/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 scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued in continuation with the earlier issued LOI Dt. 17/5/2012, 17/5/2012, 06/11/2015 & 23/07/2019.
2. 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.
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.

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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)

**Scheme Parameters:**

Sr. No.	Description	As per now proposed (Area in Sq.mt.)
1.	Plot area	2126.00
2.	Deduction for	
	a) D.P. road set-back area	200.00
	Total	200.00
3.	Deductable R.G.	Nil
4.	Net plot area	1926.00
5.	Addition for FSI purpose	
	a) D.P. road set-back area	200.00
6.	Plot area for FSI	1926.00
7.	Permissible FSI on plot	As per Sanction FSI
8.	Permissible Built-up area on plot	As per Sanction BUA
9.	Rehabilitation BUA	3254.30
10.	Area covered under Balwadi, Welfare Centre, Society Office, Health Centre, Yogalaya & Common passage.	744.34
11.	Rehabilitation Component	3998.64
12.	Permissible Sale component (1.10 x Rehab component)	4398.50
13.	Total BUA approved for the scheme (9+11)	7652.80
14.	FSI sanctioned for the scheme	3.97
15.	Sale Built up area permissible in situ	4398.50
16.	Sale BUA proposed in situ	3589.00
17.	spill over TDR generated in scheme	809.50
18.	PAP Generated	13
19.	Provisional PAP	01 Res + 01 Comm = 02
20.	No. of Tenements to be Rehabilitated [Eligible]	87
	Residential	80
	Commercial	07
21.	Amenity proposed	05
	Society Office	01
	Balwadi	01
	Welfare Centre	01
	Health centre	01
	Yogalaya	01

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 land.



6. Details to Access: - Existing 6.00 mt road and 27.45 mt wide proposed D. P. road.
7. Details of D.P. Remarks: - R- Zone as per DP 2034.
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 13 Nos. Regular PAP & 02 Nos. Provisional PAP tenements after grant of OCC as per SRA circular no. 190 or as prevailing policy of SRA. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/Estate department 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.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women 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	Health Centre	Handed over to the slum dwellers society.
5	Yogalaya	Handed over to the slum dwellers society.

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 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.
13. 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.
14. The Developer shall complete the rehab 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.

15. 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.
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. 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 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.
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. 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 register with RERA Authority as per RERA act.
22. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting BCC certificate respectively.
23. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and



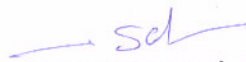
transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.

24. 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.
25. 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.
26. That you shall submit NOC from MOEF before granting C.C. beyond 20,000 Sq.Mt. construction area in S.R. Scheme.
27. That you shall comply condition mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.
28. That you shall incorporate the clause in all prospective buyers stating there in that all common areas and passage shall be maintain as approved & shall not be misused at any point of time.
29. 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 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.
30. 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.
31. 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.
32. That you shall submit Remarks from Electric Co. to allow Electric Substation in stilted portion of sale wing of non-composite building before further C.C.
33. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.

34. 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.
35. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.
36. That you shall submit necessary compliance as mentioned in LOI report before asking plinth/further C.C. to the proposed building.

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,

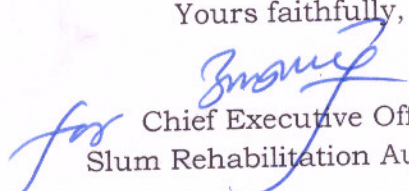
  
Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved Revised 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