



## SLUM REHABILITATION AUTHORITY

No.: R-C/PVT/0055/20230208/LOI  
Date:

**31 MAR 2023**

1. **Architect** : Shri Aniket Dilip Bandre of M/s. AB Associates  
Room no. 77, 5<sup>th</sup> Floor,  
Sonawala Building, S. A. Palav Marg,  
Near Shindewadi, Dadar (East),  
Mumbai - 400014
2. **Developer** : M/s. Hridyaa Infraprojects LLP  
Office no. 11, 2<sup>nd</sup> Floor, Sukh Shanti CHS Ltd,  
Film City Road, Nagari Nivara Parishad,  
Dindoshi, Goregaon (East),  
Mumbai - 400 063.
3. **Society** : Arvind Nivas CHS Ltd.

**Subject:** LOI under Reg. 33(11) of DCPR 2034 for plot bearing FP no. 71J of TPS II of Borivali, CTS No. 457, 457/1 to 457/4 of Village Kanheri, Taluka Borivali, Kasturba Road no. 05, Borivali (East), Mumbai - 400066.

**Reference:** R-C/PVT/0055/20230208/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme under regulation 33(11) of DCPR 2034 on plot bearing FP no. 71J of TPS II of Borivali, CTS No. 457, 457/1 to 457/4 of Village Kanheri, Taluka Borivali, Kasturba Road no. 05, Borivali (East), Mumbai - 400066, this office is pleased to inform you that, this **Letter of Intent** are considered and approved for the sanctioned **FSI of 3.8752 (Three Point Eight Seven Five Two Only)** in accordance with provisions of Reg. 33 (11) of DCPR 2034, 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. 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.	Particular	Total (sq.mt)
1	Plot Area	378.20
2	Deductions for a. Road Setback	NIL
3	Net area of plot for computation	378.20
4	FSI permissible on plot	4.00
5	Max. Permissible Built Up Area on plot	1512.80
6	Permissible BUA for Road setback	NIL
7	BUA permissible for PTC tenements	567.30
8	Floor space index permissible	1512.80
	ZONAL      FREE SALE      PTC	
	1.00      50%      50%	
	378.20      567.30      567.30	
9	Floor space index proposed	1465.60
	ZONAL      FREE SALE      PTC	
	1.00      50%      50%	
	378.20      543.70      543.70	
10	FSI sanctioned for the Scheme (9/3)	3.8752
11	Sale available in situ (378.20 + 543.70)	921.90
12	Existing protected area as per earlier approved plans dtd. 23/10/1991	543.61
13	Fungible permissible on Sr. no. 12 without charging premium (543.61 x 35%)	190.26
14	Balance Sale permissible (11 - 12)	378.29
15	Fungible permissible on Sr. no. 14 by charging premium (14 x 35%)	132.40
16	Total pure Sale available with fungible (14+15)	510.69
17	Amenities	1
	Balwadi	1
	Welfare center	1
	Health center	1
	Skill Development center	1
	Society office	1
18	Nos. of PTC generated in the scheme	12

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/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.

4. **Details of land ownership:** As per remarks P.R. Cards the land bearing F.P. no. 71J of TPS II of Borivali, CTS No. 457, 457/1 to 457/4 of Village Kanheri, Taluka Borivali, Kasturba Road No. 05, Borivali (East), Mumbai - 400 066 is private land.



5. **Details to access:** As per Remarks from MCGM, the plot under reference is directly accessible from 18.30 mtr. wide Existing Road.
6. **Details of D. P. Remarks:** As per the D. P. Remarks 2034, the plot is fall under 'Residential' zone & it is not affected by any public reservation.
7. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit.
8. That you shall pay infrastructure charges & development charges as per DCPR 2034 & SRA policy.
9. The Developer shall hand over PTC tenements if any within three months after grant of OCC. The said PTC tenements as mentioned in salient features condition No. 2 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 PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, the PTC 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. 02 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	Society office	Up to 20.00	1 <sup>st</sup> floor	Handed over to the slum dwellers society.
2	Balwadi	27.88	2 <sup>nd</sup> floor	Handed over to the women and child Welfare Department, Government of Maharashtra.
3	Welfare Centre	27.88	3 <sup>rd</sup> floor	Handed over to the slum dwellers society.
4	Skill Development Centre	27.88	4 <sup>th</sup> floor	Handed over to the slum dwellers society.
5	Health Center	27.88	5 <sup>th</sup> floor	Handed over to the slum dwellers society.

11. 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.



12. 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.
13. 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.
14. 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.
15.
  - 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.
16. 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.
17. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
18. 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.
19. 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.

20. That the slab over the underground water tank shall be designed as per the "AA" class loading from the Lic. Structural Engineer.
21. 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 further C.C. to respective Bldg. in layout u/ref.
22. That you shall submit NOC from CFO before granting further C.C. to composite building u/ref.
23. That you shall submit NOC/Remarks from E.E. (T. & C.) before granting further C.C. to composite building u/ref.
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 fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
27. 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.
28. 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.
29. As per the Circular No. 137, you shall pay charges of identity card of eligible slum dwellers/lottery
30. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
31. That you shall register the S.R. Scheme under RERA act.
32. That you shall submit entry of F.P. Plot in the PRC before O.C.C. to Composite building to the under reference.

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,

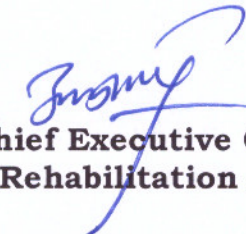
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**Chief Executive Officer  
Slum Rehabilitation Authority**

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

**Copy to:**

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

*for*   
**Chief Executive Officer  
Slum Rehabilitation Authority**

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