



Slum Rehabilitation Authority

No. SRA/ENG/ 759 /HE/PL/LOI

Date: 2/11/2021

1. Architect : Shri Bajee Durve
of M/s. Bajee Durve & Associates.
93, Dharma Niwas, 3rd Lane,
Hindu Colony, Dadar (East),
Mumbai 400014.
2. Developer : M/s. Intech India Developers.
508, 5th Floor, Dalamal House,
Jamnalal Bajaj Marg,
Nariman Point, Mumbai - 400021
3. Society : 'Siddheswar S.R.A. C.H.S. Ltd.' &
'Sai Shraddha S.R.A. C.H.S.(Prop.)'

Subject: Proposed LOI for Amalgamation of

- i. S.R. Scheme on plot bearing CTS. No. 618, 618/1 to 21 of Village Bandra for 'Siddheswar S.R.A. C.H.S.Ltd.'
- With
- ii. S.R. Scheme on plot bearing CTS. No. 614, 614 /1 to 54 of Village Bandra for 'Sai Shraddha S.R.A. C.H.S.(Prop.)',
In H/East ward at Bandra (E), Mumbai.

Ref : SRA/ENG/759/HE/PL/LOI dated 19.08.2003 & dated 06.09.2007.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the Applicant, this office is pleased to issue in principle approval to the S.R. scheme in the form of this Revised Letter of Intent (LOI) subject to the following conditions

1. That 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.
2. That 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.

3. That the built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of any change in area of plot, number of eligible slum dweller etc. the parameters shall be got revised from time to time.

The salient features / parameters of the scheme are as under:

Sr. No.	Description	2.5 FSI	4 FSI Or Sum of Rehab +Incentive FSI whichever is more.	Amalgamated (Total)
		Area in sq. Mt.		
1	Scheme plot area	4081.50	1822.00	5903.50
2	Deduct: D.P. Road/Set back	756.62	315.57	1072.19
3	Balance Plot Area (1-3)	3324.88	1506.43	4831.31
4	Deduction for 15% RG	Nil	Nil	Nil
5	Net plot area (3-4)	3324.88	1506.43	4831.31
6	Addition for FSI :D.P. Road	756.62	315.57	1072.19
7	Total Plot area for FSI purpose (5+6)	4081.50	1822.00	5903.50
8	Max. FSI permissible on plot	2.5	4.00	---
9	Max BUA permissible (7 x 8)	10203.75	Or Sum of Rehab + Incentive FSI whichever is more.	
10	Rehab built-up area, (Bldg. no. 1 + 2)	3893.99	5362.48	9256.47
11	Common Passage area, (Bldg. no.1 + 2)	685.48	853.35	1538.83
12	Amenity Structure	141.69	151.16	292.85
13	Rehab Component (10 +11+12)	4721.16	6366.99	11088.15
14	Sale Component - (1:0.95)	4485.10	6048.64	10533.74
15	Total BUA Approved for Scheme (10 +14)	8379.09	11411.12	19790.21
16	Total FSI Sanctioned for the scheme (15/7)	2.05	6.26	-----
17	Sale BUA permissible in situ.	4485.10	6048.64	10533.74
18	Total BUA of Sale Proposed	4316.62	6048.64	10365.26

	(Bldg. no. 1 -1402.62+ Sale Bldg. no. 3 -8962.64)			
19	Total BUA proposed (Rehab +Sale) (10+18)	8210.61	11411.12	19621.73
20	FSI proposed to be consumed in-situ (19/7)	2.01	6.26	
21	Balance FSI (15-19)	168.48	0.0	168.48
22	Total Nos. of Eligible Slum dwellers to be accommodated. (163 + 152)	167 nos.	152 nos.	319 nos.
23	PAPs for Non Eligible Slum Tenements (As per Clause 3.12C of Reg. 33.10 DCPR 2034)	Nil.	19 nos.	19 nos.
24	Nos. of Amenity Tenement.			
	i) Balwadi	2 nos.	1 nos.	
	ii) Welfare Centre.	2 nos.	1 nos.	
	iii) Society Office	2 nos.	1 nos.	
	iv)Additional Amenity		2 nos.	

4. That this LOI is issued on the basis of documents submitted by the Applicant. If any of the document submitted by L.S./Architect / Developer /Society or Owner are proved fraudulent/misappropriate 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 will be liable for action under provision of IPC 1860 and Indian Evidence Act.1872.

5. Details of land ownership :-

Scheme -I: (For Siddheshwar CHS Ltd)

As per P.R. cards, the plot bearing C.T.S. nos. 618, 618, 618/1 to 21 of Village Bandra is owned by Mr. Md. Hasim Abdul Hamid Saboowala. The Developers M/s. Intech India Developers have executed Registered Conveyance deed & Power of Attorney with the owners of the plot.

Scheme -II: (For Sai Shraddha CHS Prop.)

As per 7/12 extract issued by Talathi Bandra -I, 90% of the plot is owned by M/s. Intech India Developers & 10 % by Neelkanth Construction.

6. Details to Access :- The Scheme plots are abutting Western Express Highway and are sub-divided in two parts by 18.30 mt. wide proposed alignment of D.P. road. The Rehab plot & sale plot is accessible / derives access from the proposed 18.30 mtr wide D.P. road. The sale plot is also accessible from the service road abutting the Western Express Highway.

7. Details of D.P. remarks:-

D.P. 2034 :

As per the Sanctioned D.P 2034 remarks issued online u/no. NO. Ch.E./DP34202102111308816 D.P. Rev. dated 25.02.2021 both the plots under reference are in R zone in H/East ward. Further both plots are affected by proposed alignment of 18.30 mt. wide D.P. road & also abutting the service road of Western Express Highway. Further the plot under reference is affected by E.P. HE -16, i.e.- Excluded Parts - E.P. sheets (Plans) published by MCGM dated 8th May 2018, details as stated below:

PC - (Planning Committee) :

'Proposed 18.30 mtr. Teachers Colony road is realigned & the width of the road is reduced to 13.40 mtr. shown.'

PA- (Planning Authority) :

'18.30 mtr. width & existing alignment of D.P. road is retained'.

*Modification u/s. 30 is proposed to be sanction with following changes:
18.30 m DP road is proposed to be realigned as per site condition as shown on plan'*

8. That if the land is owned by Govt. or public body the Developer/Society shall pay land premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपूयोर००८/प्र. क्र. २३६/ झोपसु -१ दिनांक ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.

9. That the Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per updated SRA Circular no.193 dated 07/08/2020.

10. That the Developer shall pay Infrastructural charges -An amount at the rate of 2% of ready reckoner rate as prevailing on the date of issue of LOI per sq.m. **OR** such an amount as may be decided by GOM from time to time shall be paid by the Owner /Developer/Society/NGO for the BUA over and above the Zonal (basic) FSI (excluding fungible compensatory area), for the rehabilitation and free-sale components, as stipulated in Clause 9.2 of Reg. 33(10) of DCPR 2034.

Similarly, it shall be paid for the built- up area over and above the normally permissible FSI for construction of permanent transit camps in accordance with the provisions under DCR 33(11).

11. That the Developer shall pay Development charges to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 & as decided by the Authority.

12. That 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 shall be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any other concerned Govt. Authority for Project Affected Persons each of carpet area adm.27.88 sq.mtr. 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 own cost till handing over to the concerned authority by providing security guards etc.

13. That the Amenity Tenements of Balwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office & Additional Amenities 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. That the conditions if any mentioned in certified Annexure-II issued by the Competent Authority shall be complied and compliances thereof shall be submitted to this office in time.

15. That the Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans whenever necessary or as may be directed.

16. That the Developer shall submit prior clearance from the concerned regulatory authority of Ministry of Environment & Forest (MOEF) if the construction area equals / exceeds 50,000 sq.mt. in individual plot, as per the notification published in Gazette of India under no. S.O.5736(E) dated 15th November 2018.

17. That the Developer shall comply with the environmental conditions stipulated in Appendix of the Notification published in Gazette of India under no. S.O.5733(E) dated 14th November 2018, by 'Ministry Of Environment, Forest And Climate Change' when the construction area equals / exceeds 20,000 sq.mt. to less than / equal to 50000 sq.mt. in individual plot.

18. That 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 @ 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.

11. That the Developer shall pay Development charges to the Slum Rehabilitation Authority as per Circular no. 7 dated 25/11/1997 as decided by the Authority.

12. That the Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in above shall be handed over to the Slum Rehabilitation Authority.

19. 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.

20. That 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 Hon'ble CEO(SRA) with valid reasons.

21. That the Developer shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of plinth CC to composite building under reference. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.

22. That the Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- 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 other stake holder before IOA in a prescribed format.

20. That the Developer shall not block existing access 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 in the layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

21.

A) That 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 LOI.

B) That the 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 & in English newspaper in English script and copy of such news papers shall be submitted to concerned Ex. Engineer within two months from the date of issue of LOI.

22. That the IOA/Building plans will be approved in accordance with the modified Development Control & Promotion Regulations and prevailing rules, policies and conditions at the time of approval.
23. That if the land under this S.R. scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for implementation of the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of this approval, else the provision of clause No 2.8 of Appendix-IV of Reg. 33 (10) of amended DCR-1991 are applicable.
24. That the Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
25. That the defect liability for Rehab building/composite building i.e. repairing and re-modification will be for period of 3 years from the date of occupation of the respective building.
26. That you shall submit Registered Undertaking from the Developers stating that, 'They will change the scheme parameters & apply for revised LOI if the fresh updated P.R. card for C.T.S. no. 614, 614/1 to 54 of Village Bandra with total area adm. 1822.00 sq.mt. is not submitted before Plinth C.C. to the sale building in the scheme'.
27. That you shall submit Registered Undertaking from the Developers stating that 'They will allow access to the rehab plot from the proposed 9.0 mtr wide road/ pathway through the Sale plot on the North side, which derives access from the service road abutting the Western Express Highway, till the 18.30 mt wide D.P. road is constructed to its fullest width.'
28. That you shall submit Registered Undertaking from the Developers stating that, 'That the Decision of the Government regarding acquisition will be binding on the Developers'.
29. That you shall submit NOC from CFO of MCGM & concerned Electric Supply company regarding location and size before granting approval to the electric substation building plans /plinth CC to the rehab building no.2.
30. A Registered U/T from developers will be insisted stating that they will submit amended plans for rehab building to accommodate /rehabilitate the rehab tenants in situ and also apply for revised LOI if Civil Aviation NOC for required height is not obtained. The Civil Aviation NOC for required height will be insisted before applying for Plinth C.C. to the sale building no. 3.
31. That the further CC to rehab building will be restricted to 53.21 mtrs as per the Civil Aviation NOC dated 30.09.2019 submitted with application. The CC beyond 53.21 mtr will be granted only after submission of Revised Civil Aviation NOC for requisite height.

32. That you shall submit Supplementary Annexure II issued by the Competent Authority regarding eligibility of slum Dwellers & revise the LOI accordingly.

33. That you shall comply following conditions for the High Rise Rehab building no. 2 :

A. That the structural design & calculation shall be got peer viewed from another structural engineer or reputed institute viz. VJTI, SPCE, IIT etc.

B. That the developer shall provide & install lifts from the companies, which are private/public limited or private firms having ISO certificate.

C. That the developer shall install fire-fighting system as per requirement of CFO and to the satisfaction of CFO. The developer shall execute tri-partite registered agreement between developer /Society/Firefighting equipment supplying co/Firms for comprehensive maintenance and for obtaining necessary renewal/ clearance from CFO from time to time, as per rules for a period of 10 years from the date of issue of Occupation certificate to the rehabilitation building. Entire cost shall be borne by the developer.

D. Appointment of Project Management Consultants (PMC) with prior approval of Dy.Ch.Eng. (SRA)/Exe. Eng. (SRA) for the implementation / Supervision/Completion of the S.R. Scheme. That the PMC appointed for the Scheme shall submit quarterly progress report to the Slum Rehabilitation Authority after the issue of Letter of Intent.

E. Appointment of Third Party Quality Auditor with prior approval of Dy.Ch. Eng.(SRA)/Executive Eng.(SRA) for quality audit of building work at various stages.

F. Defect Liability Period :

As per the policy, the developer has to maintain the high rise Composite/ Rehab Building for 03 years from the date of occupation of Rehab bldg. The registered undertaking from the developer will be insisted to maintain the High Rise Composite/Rehab Bldg. for a period of 03 years from the date of occupation of the said buildings. The same will be insisted before approval of OCC of Composite/Rehab Wing A. Condition to that effect will be incorporated in IOA.

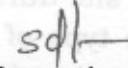
G. Tri-Party agreement for Electro Mechanical Equipment :

As per the Circular u/No. SRA/ENG/2364 of 29th May, 2008, the developer has to maintain electro mechanical equipments viz. lift, pumps in the high rise bldg. for the period of 10 years from the date of issue of O.C. The maintenance agreement between maintenance agency, society and the developer will be insisted before granting O.C. to the rehab building no.1. Condition to that effect will be incorporated in IOA.

34. That you shall handover the reservation of road setback & D.P. Reservation i.e. non buildable reservation before asking for last 25% sale BUA or as per requirement of Public Authority whichever is earlier.
35. That you shall provide Rain Water Harvesting System as per Remarks /NOC from E.E. (RWH) of MCGM before O.C. to the sale building in the scheme.
36. 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.
37. That you shall install CCTV Cameras on site in the building under construction with direct feed to SRA Server as per direction & specification of I.T. Dept. SRA.
38. That the developer shall ensure compliance of the provisions of Building & Other Construction Workers (Regulation & Employment and Conditions of Service) Act, 1966 and submit documentations to that effect in order to comply various Orders of Hon'ble Supreme Court of India in IA 127961/2018 in SWM (C) No(s)1/2015.
39. As per Circular no. 137, you shall pay charges of Identity card of eligible slum dwellers/ lottery.
40. As per Circular no. 138, you shall pay the Structural Audit fees as per the SRA policy.
41. As per Circular no. 154, you shall construct tenements in shear wall technology.
42. That you shall submit the Eligibility of the undecided tenements before asking plinth C.C.
43. That you shall pay the non-refundable Legal charges as per the office order U/no. SRA/LA/Office Order /126/2016. Dated 22/02/2013 before issuance of Further approvals.
44. That you shall abide with all the proceedings/orders of court of law or any judicial /quasi-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.
45. That you shall register with Rera authority as per Rera act & submit copy of the same.
46. That you shall complete the transfer process of P.R Card as per SRA Policy in force.
47. That the parapet wall will not be permitted as proposed unless revised order is obtain from Appellate Authority.

If Applicant Society/Developer/Architect are agreeable to all these conditions, then they 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,

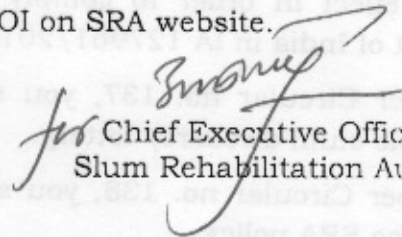


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:-

1. Collector (Mumbai Suburban District).
2. Assistant Commissioner, 'H/E' Ward of M.C.G.M.
3. Chief Engineer (Development Plan) of M.C.G.M.
4. Deputy Collector (SRA) .H.E. of MCGM.
5. I.T. Section (SRA) to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority