



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/550/HE/STGL/LOI

Date:- 15 SEP 2021

1. **Architect :** Shri. Indrajeet Deshmukh
M/s. Vastu Creations,
B-1504, Ramchandra Niwas,
Sector 12/A, Kopar Khairane,
Navi Mumbai-400 709.
2. **Developer :** M/s. Maniyar Realtors
Pattathu Business Plaza, 108, 7th floor,
CST Road, Santacruz(E), Mumbai- 400 098.
3. **Society :** "Sanjay Nagar SRA CHS (Prop.)"

Sub.: Issue of Clubbing Revised LOI- For S.R. Scheme on slum plot bearing C.T.S. No. 629(pt.) & 629/1237B(pt.) of village Bandra (E), H/E Ward, Mumbai under Reg. 33(10) of DCPR-2034 for "Sanjay Nagar SRA CHS (Prop.)" **(S.R. Scheme no.1)**

Clubbed with

S.R. Scheme on non slum plot bearing C.T.S. No. F/50, FP No.393 of TPS Bandra No. III of Village Bandra (W), 16th Road, Khar (W), Mumbai as per Reg. 33(11) of DCPR-2034 (S.R. Scheme no.2)

&

S.R. Scheme on non slum plot bearing C.T.S. No. F/96, F.P. No. 618 of TPS-III, Bandra (W), 14th Road, Khar (W), Mumbai as per Reg. 33(11) of DCPR-2034 (S.R. Scheme no.3)

Ref.: SRA/ENG/550/HE/STGL/LOI (S.R. Scheme no.1)

SRA/DDTP/181/HW/PL/LOI (S.R. Scheme no.2)

HW/PVT/0076/20190410/LOI (S.R. Scheme no.3)

Gentlemen,

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.

SRA/ENG/550/HE/STGL/LOI

1. This LOI supersedes the earlier LOI issued u/no. SRA/SRA/ENG/550/HE/STGL/LOI dated 03/02/2012.
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. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC is obtained for any one bldg. of the project, then this LOI will remain valid till validity of IOA/CC.
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.

Sr. No	Description	Revised parameters (In sq. mtr.)
1	Area of plot	3700.60
2	Deduction for	
	a) Setback area of 27.45 mtr. wide D.P. Road	978.00
3	Balance plot area	2722.60
4	Net area of plot for computation of t/s. density.	2722.60
5	Addition for FSI	978.00
6	Total Plot Area for FSI Purpose	3700.60
7	Permissible F.S.I.	4.00 or sanctioned FSI whichever more
8	BUA permissible	14802.40 or sanctioned BUA
9	Rehab BUA	7866.05
10	Rehab passages & Amenity Area	2086.96
11	Rehab Component	9953.01
12	Sale Component (11 x Incentive BUA-0.90)	8957.71
13	Total BUA sanctioned for the project	16823.76
14	Total BUA sanctioned for the project	4.55
15	Clubbing PTC component (From S.R. Scheme no. 2 & 3)	1602.53 (660.50 + 942.03)
16	Clubbing PTC component proposed	1622.85
17	Sale BUA permissible in-situ (after clubbing)	7334.86 i.e. 8957.71 Less (1602.53 = sale BUA {660.50 & 942.03 shifted to S.R. Scheme no.2 & 3} & Less 20.32=excess PTC BUA in situ)
18	No. of Rehab t/s. as per Reg. 33(10)	

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	• Rehab Residential	130 nos.
	• Rehab Resi. cum Com. (R/C)	03 nos.
	• Rehab Commercial	09 nos.
	• Religious Structure (Temple)	01 no.
19	Provisional PAP as against non-eligible tenements	
	i) Rehab Residential	88 nos.
	ii) Rehab Commercial	03 nos.
20	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	-
21	Clubbing PTC tenements	37 nos.
21	• Balwadi	01 no.
	• Welfare Center	01 no.
	• Society Office	02 no.
	• Skill Development Center	01 no.
	• Library	01 no.
22	A) BUA of buildable reservation	-
	B) Area of non-buildable reservation	
	• Setback of 27.45 mtr. wide D.P. Road	978.00

5. 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 1860 and Indian Evidence Act.1872.
6. Details of land ownership:- State Govt. land. As per PR Card, the plot belongs to Govt. of Maharashtra and developed by M/s. Maniyar Realtors.
7. Details to access:- The plot under S.R. Scheme is directly accessible from 27.45 mtr. wide DP Road.
8. Details of D.P. remarks:- As per D.P. Remark, the plot under S.R. Scheme is situated in Residential Zone (R) and affected by 27.45 mtr. wide D.P. Road.
9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for other additional tenements in S.R. Scheme and shall also pay Infrastructural Development charges at the rate of 2% of ready Reckoner rate as prevailing on the date of issue of LOI

per sq. mtr. 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.

10. The Developer shall hand over PAP tenements if any within one month after grant of OCC. The said PAP tenements as mentioned in salient features condition no.4 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. 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.
11. That developer shall hand over PTC tenements within one month after grant of OCC. The said PTC tenements as mentioned in salient features condition no.4 above be handed over to the SPPL or any designated Govt. Authority, each of carpet area 27.88 sq. mtr. free of Cost.
12. The amenity tenements of Anganwadi as mentioned in salient features condition no.4 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office & 02 amenities as mentioned in salient features condition no.4 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.
13. 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.
14. 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.
15. 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.
16. 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 :-

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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.

17. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of OCC to rehab building. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
18. 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 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 Regulation-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 the D.P. Road set back shall be got demarcated and the demarcated area shall be handed over before asking Further CC to the last 25% of sale BUA approved in the scheme and separate

P.R.C. in the name of M.C.G.M. for proposed set back of D.P. road shall be submitted before asking OCC to sale building.

22. That you shall submit Registered Undertaking from Developer before approving C.C. to the 1st rehab bldg. stating that they will hand over the PAP tenements to SRA/MCGM or any designated Govt. Authority.
23. Rehab/Sale Building :-
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.E./E.E.(S.R.A.) for implementation / supervision / completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab 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.E./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 of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab building.

Entire maintenance 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 buildings having height more than 24m shall be got peer reviewed from another registered structural engineer/educational institute.
24. The developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg. The security deposit bank guarantee deposited with the SRA will be released thereafter.

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25. That the Registered Undertaking from Society/Developer shall be submitted for not misusing the stilted/parking area/refuge area/Free of FSI areas in composite building.
26. That the Registered Undertaking from Society/Developer shall be submitted for not misusing the Electric & Fire ducts abutting to habitable rooms in composite building.
27. That you shall submit RERA registration certificate before asking Further CC to the sale building.
28. That the Conveyance/Lease Deed for rehab component and sale component or composite component shall be executed before obtaining occupation certificate respectively.
29. That the provision for treating the wet waste in situ will have to be made and a clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM.
30. 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 substandard size rooms in the tenements/tenement, 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.
31. That you shall submit single/separate P.R. Cards with mutation entry reflecting name of developer before asking C.C. to the last 25% of sale BUA in S.R. Scheme.
32. The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.
33. That the letter from society for accepting the additional amenity of Skill Development Centre & Library will be submitted before granting CC to Composite building.
34. That the registered joint undertaking from Developers M/s. Maniyar Realtors & M/s. Zoy Shelcon Pvt. Ltd. and M/s. Fortune Housing Developers Pvt. Ltd. shall be submitted stating therein that, the Partners/Directors of developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the

SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners/Directors of developer firms and also indemnifying the SRA & its staff from any litigations, damages, claims, etc.

35. That the Developer shall pay premium with regards to interchanged of BUA of Sale Component due to clubbing of subjected S.R. Schemes as specified in Reg. 33(10) & 33(11) of DCPR-2034 amended up to date, on account of an unearned income equal to 40% of difference of sale value of shifted BUA of PTC component as per ASR. The premium shall be paid to SRA in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant clauses of Reg. 33(10)/33(11) of DCPR-2034.
36. That you shall submit the Remark from Electric Co. before asking Further C.C. to composite building.
37. That the scrutiny fees for Layout/Sub-division will be paid before issue of IOA to Composite building.
38. That the developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM (c) No(s) 1/2015.
39. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
40. That you shall submit the Registered Undertaking stating therein that the adequate safety measure shall be taken during entire construction activity as per recommendations of Registered Structural Consultants & Geotechnical Consultants or any other consultants required as per specific site conditions. The entire responsibility in this regards shall be vest with the Developer.
41. The proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
42. That you shall submit the NOC/Clearance from S.E.A.C. & S.E.I.A.A. of MOE & F before asking C.C. beyond 20,000 sq. mtr. of area in S.R. Scheme.

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43. That the NOC from Civil Aviation dept. shall be submitted before asking Further CC to composite building in S.R. Scheme under reference.
44. That the undertaking from developer shall be submitted stating therein that, the building plans will be got amended as per the permissible height received from Civil Aviation dept. and indemnify CEO (SRA) & its staff against any sort of litigation, damage, claim, etc. occurred to them.
45. That the provision of Rain Water Harvesting (RWH) shall be made in building and the same shall be certify by professional on record that the RWH System/Structures have been constructed as per the specification. The owner/society of every building shall ensure that the RWH will be maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times. The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 Sq. Mt. of built-up area for the failure of the owner of any building mentioned above to provide or to maintain RWH structures as required under these bye laws.
46. That the Lease Agreement shall be executed in favour of Developer/Society by District Superintendent of Land Records (DSLRL/SRA) on completion of scheme and vesting of land in SRA as contemplated u/s. 15A of Maharashtra Slum Areas (I, C & R) Act-1971 as per Circular no. 195 of SRA.

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C.P. Regulations-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

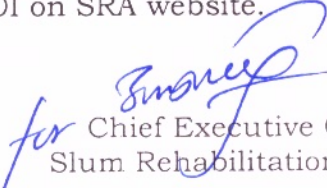
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner, "H/E" Ward, M.C.G.M.
4. Dy. Collector of (Enc. & Rem.), M.S.D.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. Finance Controller (SRA)
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority