

SLUM REHABILITATION AUTHORITY

No.: H-W/PVT/0092/20220218/LOI

Date: - 4 JUL 2023

1. **Architect** : Shri. Manishkumar V. Bagsariya.
of M/s. Jiyan Consultancy LLP
802, 8th Floor, Shiva Mudra CHSL,
Nanda Patkar Road, Vile Parle (East),
Mumbai- 57.
2. **Developer** : M/s. Armee Enterprises.,
Maklai House, 79- Ghoghari Mohallah,
Pydhoni, Near Mandvi Post Office,
Mumbai 400 003.
3. **Society** : "Evergreen S.R.A. CHS (Prop.)"

Sub: LOI for S. R. Scheme U/ Reg. 33(10) & 30 of DCPR 2034 on property bearing C.T.S. No. A/245, A/246, A/247, A/248, A/249(Pt.), A/251(Pt.), A/252, A/253, A/264 and A/265 of Village Bandra- A, Taluka Bandra, in H/West ward, 333 Bazar Road, Daya Amersee Chawls, Bandra (W), Mumbai 400 050.

Ref.: H-W/PVT/0092/20220218/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and based on documents submitted by applicant, this office is pleased to issue in principal approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued based on plot area certified by the Architect and the Annexure – II issued by Competent Authority and other relevant documents.
2. 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. 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 revised from time to time.

Parameters of Scheme:

Sr. No.	Particulars	Area in Sq.mt.		
		Slum	Non-Slum	Total
1.	Plot area	1930.00	1216.50	3146.50
2.	Less :			
	i.) Setback/DP Road/ Reservation	67.67	16.79	84.46
3.	Balance Plot Area	1862.33	1199.71	3062.04
4.	5% Amenity Open Space	--	--	--
5.	Net plot area	1862.33	1199.71	3062.04
6.	Addition for FSI purpose			
	i.) Setback/DP Road/ Reservation	67.67	--	67.67
7.	Plot area for FSI	1930.00	1199.71	3129.71
8.	Permissible FSI on Plot	3 or upto sanctioned FSI whichever is higher	1.00	--
9.	Additional 50% FSI	--	599.855	599.855
10.	FSI credit available by TDR	--	599.855	599.855
11.	Rehabilitation BUA	4052.78	--	4052.78
12.	Rehabilitation Component	5806.06	--	5806.06
13.	Sale Component (Incentive 0.90)	5225.45	2399.42	7624.87
14.	FSI against road set-back	--	33.58	33.58
15.	Total BUA permitted for project	9278.23	2433.00	11711.23
16.	Total FSI permitted for project	4.81	2.02	
17.	BUA permissible for Sale on plot	5225.45	2433.00	7658.45
18.	Total BUA proposed to be consumed on plot.	9278.23	2433.00	11711.23
19.	FSI in-situ	4.81	2.03	
20.	TDR generated in the Scheme	--	--	
21.	No. of Tenements to be Rehabilitated		--	
	a. Residential	57		57
	b. Commercial	11		11
	c. Balwadi	01		01
	d. Welfare Center	01		01
	e. Library	01		01
	f. Health Center	01		01
	g. Society office	01		01
22.	Provisional PAP			
	a. Residential	21		21
23.	PAP	37		37

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/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.
5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate of developed land.
6. 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.mt. free of cost.
7. 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.
8. The Amenity Tenements 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 Center	Handed over to the slum dwellers society.
5	Library	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 and compliances thereof shall be submitted to this office in time.

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 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 CEO/SRA with valid reasons.
12. 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.
13. 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.
14. 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) with in 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 newspapers shall be

submitted to concern Ex. Engineer within two months from the date of LOI.

15. The IOA/Building plans will be approved in accordance with the modified Development Control and Promotion Regulations and prevailing rules, policies and conditions at the time of approval.
16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
17. 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.
18. The Developer/Chief Promoter 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.
19. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
20. As per the Circular No. 137 you shall pay charges of identity card of eligible slum dwellers/lottery.
21. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office order/126/2016 dtd. 22/02/2016.
22. High Rise Rehab Building :
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/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 Rehabilitation / Composite 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. (S.R.A.) / E.E. (S.R.A.) 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 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 buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.

- 23. That you shall submit registered undertaking & Indemnity bond from the Developer for

- i. Not misusing stilt.
- ii. That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.
- iii. That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.

- 24. That you shall submit registered undertaking for not misusing part terrace / Pocket terrace before granting C.C. to respective building.

- 25. That you shall pay labour cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.

26. That you shall submit separate P.R. Card before requesting C.C. for last 25% of sale BUA of scheme under reference.
27. 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 & Control) Rules 2000 & the provisions of Notification issued by Ministry of Environment & Forest Dept.
28. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
29. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any 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.
30. 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.
31. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SMW (c) No(s) 1/2015.
32. That you shall submit NOC from concerned authority for development of plot in CRZ-II before C.C. to the any building.
33. That you shall submit and get layout approved for S.R. Scheme under reference before C.C. to 2nd building in the layout.
34. That you shall submit NOC from CFO before C.C. to respective building.
35. That you shall submit NOC/Remarks from E.E.(T&C) before C.C. to respective building.
36. That you shall submit NOC/Remarks from Ch.E.(M&E) before C.C. to respective building.

37. That you shall submit NOC from the Electric Supply Co. before C.C. to Composite building no. 1.
38. That you shall submit Registered undertaking from developer stating that there are no restraining orders from any court or competent authority for any approval or construction on the said/ property. Developer shall indemnify SRA and its officials from any legal litigation/ claims in future along with application for LOI.
39. That you shall submit the remarks from MEP consultants regarding the greater height of basement will be insisted before granting IOA.
40. That you shall submit indemnity bond indemnifying SRA & it's officers against mechanical failure of parking spaces.
41. That you shall submit fresh A.E. Survey remarks from BMC before issue of IOA.

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,

- sd/-
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Deputy Collector (SRA) – for necessary action as per circular no.37.
- ✓ 3. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority