

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2684/PN/STGL/LOI

Date:

- 6 JUL 2023

1. **Architect:** Shri. Manishkumar V. Bagsariya.
of M/s. Jiyani Consultancy LLP
802, 8th Floor, Shiva Mudra CHSL,
Nanda Patkar Road, Vile Parle (East),
Mumbai- 57.
2. **Developer** : M/s. Dharti Saisha Developers LLP
641, 6th floor, IJMIMA Complex,
Off Link Road, Malad (West),
Mumbai- 400 064.
3. **Society** : Swapnapurti (SRA) CHS (Prop).
CTS No. 6A/6/1, Babhrekar Nagar,
Charkop, Kandivali (W), Mumbai- 67

Subject : S. R. Scheme on plot bearing part of CTS No. 6/A of village Malvani and part of CTS No. 471/A/1 of Village Kandivali at Babrekar nagar, Kandivali (W), in P/North ward as per regulation 33(10) of DCPR-2034.

Ref. : SRA/ENG/2684/PN/STGL/LOI

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 this **Letter of Intent (LOI)**, subject to the following conditions.

1. 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. 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 land is owned by Government the Developer/ Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) as on date of issue of LOI, as per Clause 1.11 of Regulation 33(10) of DCPR 2034 in respect of Slum Rehabilitation Scheme being undertaken on Public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in this office Circular no. 114 dated 19/07/2010.

4. The land under this scheme is belonging to Government the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 60 days from the date of intimation of this approval, and within a period of 60 days from the date of intimation of this approval, and else the provision of Clause No 2.8 of Regulation 33 (10) of DCPR 2034 is applicable.
5. That the project land is on public land and if the IOA is not obtained within validation period of LOI then the developer is liable to pay interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage.
6. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
7. That in accordance with the circular No. 71, the Society for the Slum Dwellers should be Registered in the name of **"Swapnapurti CHS"** for the proposed S. R. Scheme & same will be submitted before issue of Plinth C.C. to Composite Building. The registration of society for Sale building/Wing will shall be submitted before asking full occupation of Sale Wing.
8. 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 updated from time to time.

The Salient features of the scheme are as under :

Sr. No.	Description	Total In Sq. Mts.
1	Plot area Considered for S.R. Scheme	1200.40
2	Deduction for	
	a. Set-Back Area	447.50
3	Net Plot area	752.90
4	Addition for FSI 2(a)	447.50
5	Plot area for FSI	1200.40
6	FSI Permissible as per Clause 3.8 of Regulation 33(10)	4.00 or Sanctioned FSI whichever is more
7	Rehab built up area proposed	2120.29
8	Rehabilitation Component proposed	2803.39
9	Sale Component/BUA Permissible insitu in lieu of allowable Incentive FSI = (1.00 x 8)	2803.39
10	Total BUA Permissible for the Scheme (7 + 9]	4923.68
11	FSI Permissible for project (10/5) to be consumed on site	4.102
12	Nos of Tenements to be proposed	
	a. Eligible T/s as per Annexure-II	
	1. Residential	40 Nos.
	2. Commercial	04 Nos.
	3. Resi - Comm	01 No.

b.	PAP Tenements as per Clause 3.12/C	
	1. Residential	18 Nos.
	2. Commercial	02 Nos.
c.	Amenities as per Clause 8. 1 of Regulation 33 I 10)	
	1. Society Office	01 No.
	2. Welfare Center	01 No.
	3. Balwadi	01 No.
	4. Library	01 No.
	5. Health Center	01 No.

9. 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 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 provisions of Section 101, 102 of Indian Evidence Act.1872.
10. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay infrastructural Charges at rate of 2% of Ready Reckoner Rate as prevailing on date of issue of LOI, to the Slum Rehabilitation Authority, for the Built Up Area over & above the normally permissible FSI (excluding Fungible Compensatory Area).
11. That the Developer shall Provide Non-Eligible Residential T/s and Non-Eligible Commercial T/s in the Scheme, as Provisional PAP Tenements of the Scheme in lieu of Non-Eligible Tenements of the Scheme as mentioned in Annexure - II certified by the Competent Authority, as per the provision of Clause 3.12(C) of Regulation 33 (10) of DCPR 2034. The PAP/Provisional PAP tenements will be handed over to the Non-Eligible Tenants of the Scheme after receipt of the Eligibility from the Concern Department/ Authority and no Third party Rights shall be created for the said Tenements, also after obtaining the Final Eligibility in the Scheme, the balance provisional PAP Tenements (if any) proposed for Non-Eligible Tenants will be handed over to SRA.
12. The Amenity Tenements of Anganwadi as mentioned in salient features condition no. 9 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office, Yuva Kendra and Health Center, 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 bldg. Handing over /Taking over receipt shall be submitted to SRA by the developer.
13. 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.

14. 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.
15. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to last Wing in 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.

16. The Developer 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) 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
19. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034, policies and conditions at the time of approval.
20. That you shall submit the Cognizance of Realigned D.P. Road from D.P. Department alongwith Demarcation before issue of Further CC to the Composite Building. Thereby you shall submit the sub-divided P. R Card for Road/Set Back in the name of MCGM before issue of 10% CC to the Sale BUA of the Scheme.

21. That the Required Compliances of the A.E. (Survey) Remarks shall be complied before granting Plinth CC to Sale wings of Composite Building
22. That the Remarks from the AEWW (P/N) Ward/Competent Authority shall be submitted for Water Trunk Main/ Aqua Duct affecting the plot, before issue of Further CC to Rehab Wings.
23. That the Consent Letter/s from the commercial Users & Resi-Comm users proposed in the Scheme, for agreeing to be accommodated at shown location shall be submitted before issue of Further cc to the Rehab Wings.
24. That the NOC from CFO Department shall be submitted for the proposed building (Sale Wing 'A' and Rehab Wing 'B1) before issue of plinth C.C. to Composite Building.
25. That the NOC from EE(T & C) Department or as per the provisions of the EODB Circular No. 177/178 for the proposed parking layout, shall be submitted before issue of Further CC to Sale Wings. Further you shall submit the Tri-Partite Agreement the society and Parking Vendor for periodic maintenance of the parking system for the period of 3 Years from the date of issue of OCC to the Rehab Wings.
26. That the NOC from EE (M & E) shall be submitted for the Proposed Artificial ventilation Shaft/Proposed Mechanized parking System in the scheme before granting Further CC to the Respective Wings of the Building and Completion Certificate shall also be submitted before OCC to the respective Wings.
That you shall submit the detail Drawings for the propose Parking tower from the Authorized Parking Consultant/Vendor before issue of Plinth CC to the Sale Wings.
27. That you shall submit the NOC from the Concerned Electric Supply agency for the proposed Electric Sub-Stations and Meter Rooms in the Budding under reference, before issue of Further CC to Sale Wings.
28. That the defect liability for Rehab Wings i.e. repairing and re-modification will be for period of 3 years from the date of occupation of the respective Wing/s of the Building.
29. That you shall pay open Space Deficiency Premium for Rehab Wings as per the Provisions of Clause 6.15 of Regulation 33(10) of DCPR 2034, before issue of Plinth CC to the Rehab Wings.
30. That you shall submit the RUT before issue of JOA to the Composite Building mentioning that, That you shall submit the RUT before issue of IOA to the Composite Building mentioning that,
 - a. You will hand over the Provisional PAP T/s to the Non-Eligible Tenants of the Scheme after receipt of their Eligibility, from the Concern Department/ Authority and will not create any Third party Rights of the


said Tenements, also after obtaining the Final Eligibility in the Scheme, the balance Provisional PAP tenements proposed for Non-Eligible Tenants will be handed over to SRA.

- b. You will maintain the Mechanized Parking System proposed for Rehab Tenements in Parking Tower for the period of 03 Years from the date of the OCC to the Rehab wings or Composite Building and you shall incorporate the said clause in Tripartite agreement to be submitted for Maintenance of the Mechanical services.
- c. That, SRA & Its officer shall be indemnified from any probable mishap in future due to provision of mechanical parking spaces/failure of mechanical arrangement of parking spaces and Draft Agreement for Sale shall be submitted before issue of Further CC to the Sale Wing/s with a clause regarding provision of mechanical parking spaces & not complaining SRA Administration for approving mechanized parking spaces.
- d. That you will obtain Revision in LOI if there is change in Nos slum dwellers or its User/Eligibility as per the Revision in Scrutiny Sheet to be obtained from Dy. Collector (SRA).
- e. You will not misusing stilt and Part/Pocket Terrace proposed in the Building/s for S. R Scheme.
- f. You will Hand over of Society office & Fitness center proposed for Sale Component (if any) to Sale Society.
- g. That buyers/members will not hold SRA & its staff liable for inadequate/sub-standard sizes of rooms in future.
- h. That buyers/members will not hold SRA & its staff liable for deficient open spaces for proposed Building/s in the Scheme.
- i. That buyers/members will not hold SRA & its staff liable for inadequate sizes of Artificial Ventilation Shaft (AVS).
- j. That buyers/members will be made well aware about this undertaking & indemnity bond.
- k. Being the High Rise Rehab Wings in Composite you shall comply following Conditions:
 - i. Appointment of Project Management Consultants (PMC) with prior approval of DY.Ch.E (SRA) / Executive Eng.(SRA) for the implementation / Supervision/ Completion of the S.R. Scheme.
 - ii. That the PMC appointed for the Scheme shall submit quarterly progress report to the Slum Rehabilitation Authority after the issue of Letter of Intent.
 - iii. Appointment of third party quality auditor with prior approval of Dy. Ch. Eng. (SRA) /Executive Engineer (SRA) for quality audit work of Rehab Wings in building.
 - iv. For submission of Registered- Tri-Partite Agreement among Developer, Slum Societies & Lift Supplying Co. /Firm for comprehensive maintenance of the Electro Mechanical systems such as pumps, lifts etc. and for obtaining renewal/clearance certificate from Competent Authorities as rules for a period of 10 years from the date of issue of

- occupation certificate to the Rehabilitation/Composite building as per circular No. SRA/ENG/2364 of 29/08/2008.
- v. Installation of the fire-fighting systems as per requirement of CFO and execution of tri-partite agreement for comprehensive maintenance for the period of 10 years.
 - vi. Vetting of another structural engineer to re view the structural design of the building in the scheme.
 - vii. As per the policy, the developer has to maintain the high rise Rehab Building/Wings from the date of occupation of Rehab Wings for a period of 3 years from the date of occupation of the said building.
- 31. That you shall obtain signature of Eligible Commercial T/s of Plans for confirmation of Location of their respective units, before issue of OC to the Rehab Wings of the Composite Building.
 - 32. That you shall submit revised Scrutiny Sheet from Dy. Collector (SRA) WS for confirmation of Nos of Eligible / Non-Eligible Residential & Commercial T/s of the Scheme due to ambiguity in the Annexure-II, before issue of Further CC to the sale Wings of Composite Building.
 - 33. That the Revised plot boundary Demarcation alongwith area certification shall be submitted before issue of OC to Rehab Wing of Building.
 - 34. That a copy of Draft Agreement for Sale shall be submitted before issue of Further CC to the Sale Wing/s with a clause in the agreements that the End User shall not complain in future for approving substandard size of rooms in the tenements and inadequate open spaces.
 - 35. That all the conditions mentioned in Circular dated 28/08/2019 issued by / Govt. of Maharashtra relevant to Amendment in Sec. 15A of Slum Act 1971, shall be complied with.
 - 36. That you shall comply all the orders of Hon'ble Supreme Court of India in SWM (C) No. 1/2015.

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.

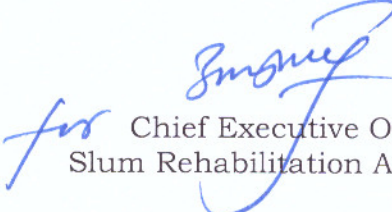
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "P/N" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Addl./Dy. Collector of MSD.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA)
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority