

## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1261/PN/STGL/LOI

Proposal No: P-N/STGOVT/0006/20060120)

Date: 30 JAN 2024

To,  
Architect : **Shri Muktanand Zingade**  
M/s. Muktanand & Associates.  
Gokul Niwas No. 4, Ranade Road,  
Dadar (West), Mumbai - 28.

Developer : **Shri Kailash Yadav,**  
M/s Shivraj Developers  
Shivganga CHS Ltd., Bhabrekar Nagar,  
Charkop, Kandivali (W), Mumbai - 67.

Society : **Kalash SRA CHS Ltd. with amalgamation of Trimurti SRA CHS (Proposed).**  
CTS No. Part of 467, Part of 468, Part of 471 & Part of 6A, of  
Village Kandivali, Malvani, Charkop, At Bhabrekar Nagar,  
Kandivali (W), Mumbai - 400 067.

**Sub :** **Issue of Revised LOI**  
for S. R. Scheme on plot bearing Part of C.T.S. No. 6A of village Malvani; Part of CTS No. 553 of Village Charkop and Part of CTS No. 467; Part of CTS No. 468 & Part of CTS No. 471 of Village Kandivali, at Bhabrekar Nagar Malad (W), in P/North Ward for Kalash SRA CHS Ltd. with Amalgamation of Trimurti SRA CHS (Proposed) on adjoining Plot bearing Part of CTS No. 468, of village Kandivali, in P/North Ward under Regulation 33(10) of DCPR 2034.

**Ref :** **SRA/ENG/1261/PN/STGL/LOI**  
(Proposal No: P-N/STGOVT/0006/20060120)

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 **Revised Letter of Intent (LOI)**, subject to the following conditions:

1. That, this LOI supersedes all the Earlier LOI issued in the Scheme.
2. 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.
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 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 "Kalash SRA CHS Ltd with amalgamation of Trimurti SRA CHS Ltd. or as per the concerned Departments requisitions" 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. That the built-up area for sale and rehabilitation shall be as per 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:**

<b>Sr. No.</b>	<b>Description</b>	<b>Proposed LOI Parameter In Sq.Mts</b>
1.	Plot area for the Scheme	4179.00
2.	Deductions for	
	a. Road Set Back & Reservations	754.70
3.	Net Plot area	3424.30
4.	Deduction for Physical R.G./AOS as per Reg. 14	Nil
5.	Balance Plot area	3424.30
6.	Addition for FSI purpose	
	a. Road Set Back & Reservations	754.70
7.	Total Plot area for FSI purpose	4179.00
8.	FSI Permissible	3.00 or with incentive whichever is more
9.	Total Built up area permissible for the Scheme	Min 12537.00
10.	Rehab Built up area proposed	6077.74
	Area under Passages; Amenities etc.	1794.77
11.	Rehab Component proposed	7872.51
12.	Sale Component permissible (for DCPR 2034 as per Incentive of 1.15)	9053.39
13.	Total permissible BUA for the Scheme (10 + 12)	15131.13
14.	Total FSI sanctioned for the Scheme (13/7)	3.62
15a	In-situ Sale Built up area permissible against the Buildable reservation of RPU 6.1 (over & above) 1.50 x (Rs. 30,250/Rs. 55,690/-) x 117.95 (BUA)	96.10
15.	Total in-situ Sale BUA as per DCPR 2034 (12 + 15a)	9149.49
16.	Nos of the Tenements to be proposed	
a.	Eligible Tenements as per Annexure – II	
	1. Residential	167 Nos
	2. Commercial	26 Nos



	3. Residential – Cum – Commercial	04 Nos
	4. Existing Amenity	01 No
b.	PAP Tenements as per Clause 3.12/A	Nil
c.	Provisional PAP Tenements as per Clause 3.12/C	
	1. Residential	10 Nos
	2. Commercial	07 Nos
	3. Residential – Cum – Commercial	01 Nos
	4. Existing Amenities/Others	02 Nos
d.	Amenities as per Clause 8.1 for Rehab Tenements	
	1. Society Office	01 Nos
	2. Balwadi/Anganwadi	02 Nos
	3. Welfare Center	02 Nos
	4. Amenities as per Clause 8.1 as per DCPR 2034	02 Nos

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 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 provisions of Section 101, 102 of Indian Evidence Act 1872.
10. The Developer shall pay the total amount towards Maintenance Deposit to be kept with Slum Rehabilitation Authority at rate of Rs. 20,000/- per tenement for T/s to which OC is issued on 27/01/2021 and at rate of Rs. 40,000/- for T/s considered in this LOI (other than the T/s for which OC is issued), as decided by the Authority 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 Sr. No. 14 of Silent Features of the Scheme, 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 condition no. 14 of Silent Features of the Scheme above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129.  
Welfare Centre & Society Office as mentioned in condition no. 14 of Silent Features of the Scheme 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. That developer shall complete the Rehab Component of project within the stipulated time period from the date of issue of CC to the Rehab Wings as mentioned below:  
Plot area upto 4000.00 Sq.Mts → 48 Months



In case of failure to complete the project within stipulated time period the extension can be obtained from the CEO (SRA) with valid reasons.

14. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon type of work and the developer along with their concerned technical team shall be solely responsible for safety.
15. The developer shall not block existing access/ easement right leading to adjoining structures/ users and shall make provision of adequate access to adjoining land locked plot if any 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.
16. The Building Plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
17. The Arithmetical/Typographical error if any revealed at any time shall be corrected on either side.
18. This Revised Letter of Intent merely does not give any right to avail of extra FSI granted under Regulation 33 (10) of DCPR 2034.
19. 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 you shall hand over D. P. Road affecting the S. R. Scheme under reference to BMC, Ward office before issue of Full CC to the Sale Building in the Scheme.
21. That you shall hand over Built Up Area of reservation of RPU 6.1 admeasuring 117.80 Sq.Mts (Min) to BMC Ward office, proposed at Ground Floor of Sale Wing 'C', before issue of CC equivalent to said BUA.
22. That the approval for Revised Layout of the Scheme shall be obtained before Full OC to Rehab Building in the Scheme or before issue of CC to last 10% of Sale BUA whichever is earlier.
23. That the NOC from EE (T & C) Department or as per the provisions of the EODB Circular No. 177/187 for the Proposed Parking layout, shall be submitted before issue of Full CC to Sale Building.  
Further you shall submit the Tri-Partite Agreement with 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 Building.
24. That the Revised NOC from CFO department for the proposed building/Open Spaces/Parking System etc. of Sale Building in the S. R. Scheme, shall be submitted before issue of Full CC to Sale Building.
25. That the NOC from EE (M & E) shall be submitted for the Proposed Artificial Ventilation Shafts in the Buildings of Scheme, before granting Full CC to the Sale Building and Completion Certificate shall also be submitted before OCC to the respective Buildings.



26. That the slab of the U.G. Tank shall be constructed in 'AA' class type so as to bear the heavy loads in future.
27. That you shall submit the NOC from concern power supply agency for location and size of the proposed Electrical substation, before issue of Full CC to Sale Building.
28. That the NOC from the Commissioner of Police or from Govt. in UDD as per the requisition for the proposed Location of the Religious Structures in the Scheme as per Regulation 18(i) of DCPR 2034, shall be submitted before issue of CC to Religious Structures.
29. That you shall pay open Space Deficiency Premium for Rehab Wing 'A' as per the Provisions of Clause 6.15 of Regulation 33(10) of DCPR 2034, before issue of Amended Plans for Rehab Building.
30. That you shall submit the RUT before issue of Amended Plans to the Rehab 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 for the period of 03 Years from the date of the OCC to the Rehab Wings of 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 the 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 be misusing stilt and Part/Pocket Terrace proposed in the building/s for S. R. Scheme.
  - f. You will Hand over of Society Office 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.
31. That you shall obtain signature of Eligible Commercial T/s of Plans for confirmation of Location of their respective units, while issuing the Full OC to the Rehab Building.

32. That a copy of Draft Agreement for Sale shall be submitted before issue of Full CC to the Sale building 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.
33. 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.
34. That you shall comply Conditions of SRA Circular Nos. 209, 210, 213 & 215.

If applicant Society/Developer/Architect are agreeable to all these above conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034, in the office of the Slum Rehabilitation Authority.

Yours Faithfully,

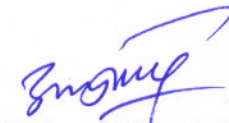
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**Chief Executive Officer**  
Slum Rehabilitation Authority

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

**Copy To:**

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner "P/North" Ward, MCGM.
4. Hydraulic Engineer, MCGM.
- ✓ 5. I. T. Section (SRA), to publish this LOI on SRA website.

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