



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY
(excluding the Brihan-Mumbai Municipal Corporation Area)

No.: SRA/ENG/THANE/002/SEC-2/PVT/LOI

Date : 29 JUN 2021

1. **Architect** : Shri.Nilesh D. Sawant
M/s.Nexstep Consultant
Ashar Bellezza 'A' Wing-303, 3rd floor
Road No.16, Wagle Estate
Thane (West) - 400 604.
2. **Developer** : M/s.Padmavati Builders and Developers
Shop No.2 New Vaibhav CHS,
Opp Joshi wada & Surya Office,
Charai, Thane (w).
3. **Society** : "Vignaharta SRA CHS Ltd.."

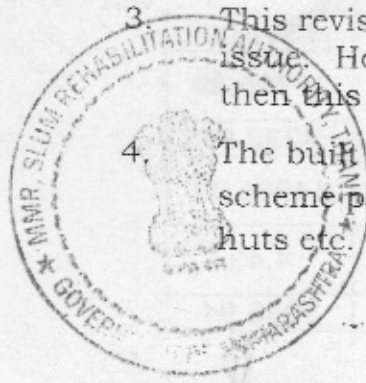
Subject : Revised LOI for Proposed S. R. Scheme on Plot bearing C.T.S.No.133/1B/1/2 and 134, Tika No.8, Uthalsar, Wakarwadi of Village Thane City, at Thane (W) for "**Vighnaharta SRA CHS Ltd.**"

Reference : SRA/ENG/THANE/002/SEC-2/PVT/LOI

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

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/THANE/002/SEC-2/PVT/LOI, Dtd.12/01/2018 shall be complied with.
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 revised LOI is valid for the period of 6 (six) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this revised 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.

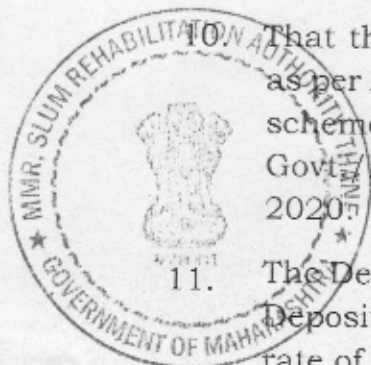


SRA/ENG/THANE/002/SEC-2/PVT/LOI

Sr. No.	Area Statement	Revised scheme parameters as per UDCPR 2020. Area in Sq.mtrs.		
		Slum	Non Slum	Total
1.	Area of Plot (Minimum area of a,b,c to be considered)	2733.77	797.83	3531.60
	a) As per ownership document (7/12, CTS extract)	2733.77	797.83	3531.60
	b) As per measurement sheet	2733.77	797.83	3531.60
	c) As per site	2733.77	797.83	3531.60
2.	Deductions for			
	a) 9.00 mt. wide Existing Road widening Area/ Service Road/Highway widening	46.25	2.32	48.57
	b) Area not in possession	159.79	---	159.79
	(Total a + b)	206.04	2.32	208.37
3.	Balance area of plot (1-2)	2527.73	795.51	3323.24
4.	Amenity Space (if applicable)			
	a) Required -	---	---	----
5.	Net Plot Area (3-4 (c))	2527.73	795.51	3323.24
6.	Recreational Open Space (if applicable)			
	a) Required -	---	---	---
	b) Proposed -	---	---	----
7.	Addition for FSI purpose			
	a) 9.00 mt. wide Existing Road widening Area/ Service Road/Highway widening	46.25	---	46.25
	b) Any D.P. Reservation Area	---	---	---
	c) (Total a + b)	46.25	---	46.25
8.	Total Plot Area/Slum Occupied Area for FSI purpose	2573.98	795.51	3369.49
9.	Minimum FSI to be attained as per Clause 14.7.8.iv) of UDCPR-2020	3.00 & 2.00 or Restricted to Sanctioned FSI		
10.	Proposed Rehab Built UP Area	4209.43	---	4209.43
11.	Built up area of common passages, Staircases and Amenities etc.	1881.15	---	1881.15
12.	Rehab Component (10+11)	6090.58	---	6090.58
13.	Incentive FSI	1:1.50	--	1:1.50
14.	Sale Component/Sale FSI/BUA Permissible (1.35)	9135.87	---	9135.87
15.	Non Slum Area (795.51 X 2.00)	---	1591.02	1591.02
16.	Total Sale Component/Sale FSI/BUA Permissible	---	---	10726.89
17.	Ancillary BUA in the Scheme	---	---	4232.89
18.	Total BUA sanctioned in the Scheme (10+16)	---	---	14936.32
19.	Total FSI sanction for the scheme (18 ÷ 8)	---	---	4.43
20.	Sale BUA Proposed in the Scheme	---	---	7045.94

21.	Total BUA Proposed in the Scheme (10 + 20)	---	---	11255.37
22.	Balance BUA/TDR Permissible (16-20)	---	---	3680.95
23.	Total FSI Consumed in Situ	---	---	3.34
24.	No. of Slum Dwellers to be Accommodated	Resi.- 113 Nos. Comm.- Nil		
25.	No. of PAP Tenements Generated in the Scheme	PAP -13 Nos.		
26.	Amenities : • Balwadi • Welfare Hall • Society Office • Gymnasim • Library	01 No. 01 No. 02 Nos. 01 No. 01 No.		

5. That the Architect shall certify the carpet area of rehabilitation tenements and PAP tenements.
6. 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 of 1860 and Indian Evidence Act.1872.
7. **Details of land ownership:** As per remarks of Surveyor (TMC), C.T.S.No.133/1B/1/2 and 134, Tika No.8 is a private plot.
8. **Details to access:** As per remarks Surveyor (TMC), the slum plot for the scheme is deriving access from access from 9.00 Mtrs. wide existing Road on the South Side of the plot.
9. **Details of D. P. Remarks:** As per D.P remarks, Executive Engineer/T.D.P.O (TMC), the final plot under reference falls under Residential Zone and affected by 9.00 Mtrs. wide existing Road on the South Side of the plot.



That the Developer/Society shall pay land premium at the rate of 25% as per Annual statement of Rates (ASR) in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA as per the Regulation No.14.7.6.xi) of UDCPR-2020.

11. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development Charges at the rate of 2% of ready reckoner rate for the BUA over and above the Zonal

(Basic) FSI as per Regulation No.14.7.17 of UDCPR-2020 or as decided by SRA/Govt. from time to time.

12. The Developer shall hand over PAP tenements, if any, within 30 days from the date of issuance of Occupation Certificate. The said PAP tenements as mentioned in salient features Condition No.4 above be handed over to the Estate Department/SRA for Project-Affected Persons, each of carpet area 27.88 sq.m. free of cost.
13. 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.
14. The Amenity Tenements of Balwadi/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 Hall, Society Office, Gymnasium & Library 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 Composite Bldg. Handing over / taking over receipt shall be submitted to SRA by the developer.
15. The conditions, if any, mentioned in certified Annexure-II issued by the Competent Authority, shall be complied with and compliances there of shall be submitted to this office in time.
16. 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.
17. The Developer shall submit various NOC's 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.
 - 1) CFO, TMC
 - 2) Water Department, TMC
 - 3) Tax Department, TMC
 - 4) Sub Station, MSEDCL
 - 5) MTNL
 - 6) Tree Department, TMC
 - 7) Drainage Layout plan, TMC
 - 8) DCP, Respective Zone
 - 9) SWD Layout plan, TMC
 - 10) Prison Superintendent, Concerned Jail
 - 11) Lift Inspector, PWD

18. The Developer shall comply with the conditions mention in Govt. Notification dated 28/06/2017 and dtd.18/01/2019 for MOEF as applicable before C.C. and before OCC of said scheme.
19. The revised NOC from CFO of TMC for Composite Bldg., Sale Bldg. & Mechanical Parking Tower shall be insisted before further CC of Composite Bldg., Sale Bldg. & Mechanical Parking Tower respectively.
20. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of plinth CC to 1st Composite Building as mentioned below :-

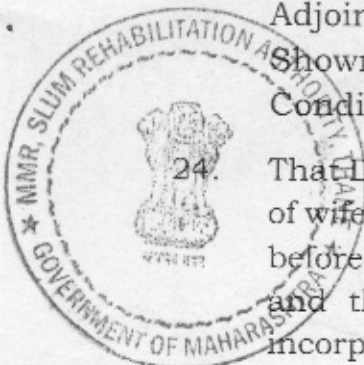
Plot area up to 4000 sq.mt. → 36 months.

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(MMR,SRA) with valid reasons.

21. Developer shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. of Sale Bldg. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority, they shall be accommodated as members of registered society.
22. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- 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.
23. 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 on layout plan to be submitted for approval on Terms and Conditions as may be declared by Slum Rehabilitation Authority.
24. That Developer/Architect shall submit the Agreements with photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate of Composite Building and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in

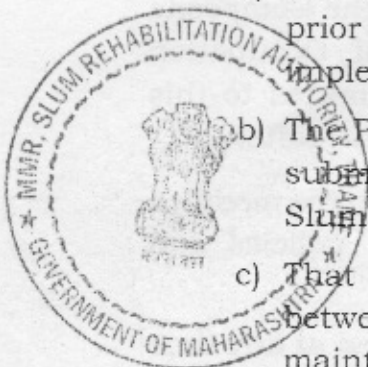


rehabilitation building. These individual agreements shall be verified and checked by Deputy Collector & Competent Authority(1), MMR,SRA, Thane and report shall be insisted before granting C.C. to proposed Composite Building.

25. That you as Architect/Developer/Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to be undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, the Architect shall submit report stating reasons for delay.
26. That you shall incorporate the clause in the register agreement with slum dwellers and project affected persons that they shall not sale or transfer tenements allotted under Slum Rehabilitation Scheme to any one else except the legal heirs for a period of 10(ten) years from the date of taking over possession without prior permission of the CEO(MMR,SRA).
27. That Developer/Architect shall get set back of T.P. Road, if any, demarcated from T.D. Department of TMC and hand over to TMC/Appropriate Authority free of cost, free of encumbrances by changing ownership in the name of TMC duly developed as per Municipal specification and certificate to the effect shall be obtained and submitted.
28. That you shall handover the buildable reservation and/or built-up amenity structure to TMC and/or user department free of cost before granting C.C. to the last 25% for Sale BUA of Sale Building in the scheme and separate P.R. Card with area mentioned in words for the buildable and non-buildable reservation, in the name of TMC/user Dept. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
29. That the tenements proposed for rehabilitation and tenements proposed for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to Assistant Municipal Commissioner of concerned ward to assess the property tax.
30. That the rehabilitation component of scheme shall include.
 - a) 113 Nos. of Rehab Residential Tenements
 - b) 13 Nos. of PAP tenements
 - c) 01 No. of Balwadi.
 - d) 01 No. of Welfare Hall
 - e) 02 Nos. of Society Offices
 - f) 01 No. of Gymnasium
 - g) 01 No. of Library



31. That the quality of construction work of each building shall be strictly monitored by concerned Architect/Site Supervisor/Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
32. That separate P.R. Cards in words duly certified by Superintendent of Land Records for T.P. Road/Set back/D.P. reservation net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.S.L.R./City Survey Office, then sale area consumed on the plot will be adjusted accordingly.
34. This Letter of Intent gives no right to avail of extra F.S.I. granted under Regulation No.14.7 of UDCPR upon land, which is not your property.
35.
 - 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 (MMR,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 news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
 - C) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
36. That you shall comply with the following:
 - a) You shall appoint Project Management Consultant (PMC) with prior approval of Dy.Ch.Eng.(MMR,SRA)/E.E.(MMR,SRA) for implementation/supervision/completion of S.R. Scheme.
 - b) The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Mumbai Metropolitan Region Slum Rehabilitation Authority after issue of LOI.
 - c) That the developer shall execute Tri-party Registered Agreement between Developer, Society and Lift Supplying Company 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 Composite Bldg. and Sale Bldg.

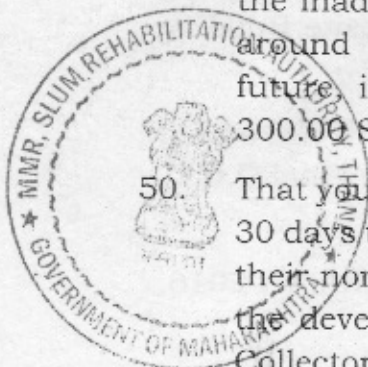
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to MMR,SRA for record before applying for Occupation Certificate including part O.C.

- d) The Third Party Quality Auditor (TPQA) shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (MMR,SRA) / E.E. (MMR,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 for High Rise Building as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, 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 Composite Bldg. and Sale Bldg.

Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to MMR,SRA for record before applying for Occupation Certificate including part O.C.

- f) That the structural design of buildings having height more than 25 mtrs. shall be got reviewed from another registered structural engineer/educational institute.
37. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.
 38. That 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.
 39. That the developer shall ensure that water connection to the Composite Building is obtained within one month from date of Occupation Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
 40. The IOA/Building Plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
 41. The Arithmetical error/typographical errors, if any, revealed at any time shall be corrected on either side.

42. That this Letter of Intent shall be deemed to be cancelled in case, any of the documents submitted by the Architect/Developer or Owner are found to be fraudulent/misappropriated.
43. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Registrar of societies (MMR,SRA) and statement of rehab Tenements allotted to the eligible slum families in rehabilitation building with corresponding tenements No. in Composite Building and Sr. No. in Annexure -II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (MMR,SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
44. That you shall bear the cost towards displaying the details such as Annexure-II, date of issue of important document like LOI, Layout, C.C., O.C.C. on MMR,SRA website.
45. The Owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of Owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
46. That you shall display bilingual sign boards on site and painting of MMR,SRA Logo on Composite Building as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
47. That the rainwater harvesting system should be installed/provided as per the provision of Notification of UDD-1 Govt. of Maharashtra under No. TBB-432001/2133/CR-230/01/UD-11 dt.10/03/2005 and the same shall be maintained in good working condition all the time failing which penalty of Rs.1000/- per annum for every 100 sq.mtrs. of built up area shall be levible.
48. That the Solar Water Heating System should be installed/provided on terrace of each building as per the Regulation No.13.2 of UDCPR-2020.
49. That you shall incorporate the clause in the sale agreement that the non-eligible slum dweller will not asked any compensation /claims as against the inadequate size & area of rooms and/or inadequate open space all around the building under reference to any Competent Authority in future, if developer intent to hand over residential flats of carpet area 300.00 Sq. ft. to the non-eligible slum dwellers.
50. That you shall intimate in writing to all non-eligible slum dwellers within 30 days that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector & Competent Authority, (MMR,SRA) for record. The intimation



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of the same shall be given to Dy. Collector & Competent Authority, (MMR,SRA) about information given to all such non-eligible slum dwellers.

51. That developer shall be aware that the defect liability period for Rehab Building will be 3 years and for any repairs/ rectifications required during this period will be the liability of the developer for which the bank guarantee and deposit of the developer shall be withheld with MMR,SRA.
52. That you shall submit the statement of 113 Nos. of Tenements allotted to the eligible Slum families in the proposed rehabilitation building with corresponding number of the Tenements etc of the transits accommodation offered with certification from the Architect And Owner/Developers at both the stages of allotment of transit accommodation as well as final Allotment in Rehabilitation Building for verification of the Deputy Collector and Competent Authority (1), MMR,SRA.
53. That the certificate from the concerned authority shall be obtained and submitted before requesting Permission for Occupation of the Sale Building whichever is earlier or within three months of Granting O.C.C. to Rehabilitation Building in the layout as regard to verification carried out by concerned Authority, issuing the eligibility list, about allotment of rehabilitation tenement to eligible certified Slum Dwellers.
54. That you shall submit NOC/Remarks from the concerned Electric Supply Co. for the location & size of sub-station before asking approval for sub-station.
55. That you shall submit Agreements to be executed on stamp paper prior to further C.C. of Sale Building with tenants of "Gayatri Bhuvan".
56. As per the Circular No. 137, the developer shall pay charges to provide Identity cards to the eligible slum dwellers in the S. R. Scheme.
57. That you shall pay the lumpsum charges of Rs.5000/- before granting any approval in the S. R. Scheme.
58. That the Developer shall submitted the GBR of societies for accepting Permanent Alternate Accommodation in High Rise Composite Building before plinth C.C. to the Composite Building.
59. The PRC in the name of Vignaharta (SRA) CHS Ltd. for Rehab Plot and in the name of Developer for Sale Plot will be submitted before Final O.C.C. of Sale Building.
60. That the Developer shall register the said project under RERA Act 2016.
61. Jail NOC conditions shall be Complied.

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 Regulations of 14.7 of UDCPR 2020 in the office of the undersigned within 180 days from receipt of this LOI.

Yours faithfully,

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.22/06/2021)

Copy to:

1. Dy. Collector and Competent Authority (1), MMR, SRA, Thane.
2. Municipal Commissioner, TMC, Thane
3. Asstt. Commissioner, Uthalsar Ward Committee, TMC, Thane
- ✓ 4. I.T. Section (SRA), to publish this Revised LOI on SRA website



[Handwritten Signature]
29/6/21

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.22/06/2021)