



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1600/KW/MHL/LOI

Date: **21 JUN 2023**

- 1. Licensed Surveyor :** Shri R. R. Khandeparkar
of URBDES,
437, Hind Rajasthan Bldg., D. P. Road,
Dadar (E), Mumbai 400 014.
- 2. Developer :** M/s Skyscraper Realty Pvt. Ltd
(Formerly Known as Oneup Developers Pvt. Ltd.)
4th floor, Viraj Tower
Western Express Highway,
Near WEH Metro Station,
Andheri East, Mumbai- 400 093
- 3. Society :** Bharat Nagar CHS Ltd. and Andheri Juhu
Versova Sagar Darshan CHS Ltd.

Sub: **Revised LOI** for the Slum Rehabilitation Scheme **under Reg. 33(10) of DCPR-2034** on plot bearing CTS Nos. 1322/1 (pt.) and 1376/1 (pt.) of Village Versova situated at Juhu, Versova Link Road, Andheri West, Mumbai in K-West Ward.

Ref: SRA/ENG/1600/KW/MHL/LOI

Gentleman,

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 S. R. Scheme under Reg 33(10) of DCPR 2034 in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all relevant the conditions of LOI u/no. SRA/ENG/1600/KW/MHL/LOI dated 11/08/2010 and 04/01/2016 shall continue and shall be complied at appropriate stages.
2. This Revised Letter of Intent is issued on the basis of plot area certified by the L.S. and the Certified 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 are 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.

The salient features of the scheme are as under:

Sr. No.	Description	Now proposed as per DCPR 2034
1.	Plot area for the Scheme	8127.00
2.	Deductions for	
a.	Road Set Back	102.80
b.	Land component of built-up amenity proposed to be handed over to MCGM against reservation of Municipal Dispensary	117.75
c.	Total (a and b above)	220.55
3.	Balance Plot area (1-2c)	7906.5
4.	Amenity area under Reg. 14 (A)	Nil
5.	Net plot area for tenement density purpose (3-4)	7906.5
6.	Area of Slum Scheme for FSI purpose	8127
7.	FSI Permissible	4.00 or sanctioned FSI whichever is more
8.	Total Built up area permissible for the Scheme (6 x 7 above)	32508.00 or sanctioned BUA whichever is more
9.	Rehab Built up area to be approved	18129.55
10.	Amenity BUA and Common Passages	7761.38
11.	Rehabilitation Component proposed to be approved (9+ 10 Above)	25890.93
12.	Incentive ratio	1.05
13.	Permissible Sale Component (11 x 12 above)	27185.48
14.	Total permissible BUA for the Scheme (9+13 above)	45315.03
15.	Total BUA proposed to be Sanctioned (Greater of 8 and 14 above)	45315.03
16.	Total FSI sanctioned for the Scheme (15/6)	5.575
17.	Total No. Tenements to be rehabilitated	
	Eligible Tenements	
a)	Rehab Residential T/s	128 Nos
b)	Rehab Commercial T/s	25 Nos

Sr. No.	Description	Now proposed as per DCPR 2034
	c) Rehab Residential cum Commercial T/s	08 Nos
	d) Religious Structures	06 Nos
	Non-Eligible T/s treated as Provisional PAP under C. 3.12(C)	
	a) Provisional Residential PAP t/s	45 Nos
	b) Provisional Commercial PAP t/s	18 Nos
	c) Provisional Residential cum Commercial PAP	02 Nos
	d) Existing Amenities	02 nos
18.	PAP t/s generated in the scheme	310 Nos
	Total	542 Nos
19.	Amenity Tenements proposed	
	Balwadi	03 Nos
	Welfare Centre	03 Nos
	Society office	06 Nos
	Additional Amenity -1	03 Nos
	Additional Amenity-2	03 Nos
	Community Hall	01 Nos
	Total	19 Nos
18	BUA to be handed over to MCGM against Municipal Dispensary/ Health Post (RH1.1) reservation as per 17(3)(D) of DCPR 2034	117.75

5. Details of land ownership: - Govt. of Maharashtra/ MHADA
6. Details of access: - As per DP-2034 remarks the plot is affected by proposed 30.50 mts wide existing Road.
7. Details of DP -2034 remarks: - As per the DP-2034 remarks the S.R. Scheme is situated in Residential Zone and is partly reserved for public purpose of RH1.1(Municipal Dispensary/ Health Post).
8. That this Letter of Intent is issued on the basis of plot area certified by the DSLR/L.S. and the Annexure-II issued by Competent Authority and other relevant documents. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of FSI on the plot within 4.00 or sanctioned FSI whichever is more.
9. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

10. That you shall submit demarcation of Setback of 9.15 mts. wide proposed DP Road and the area of DP 2034 reservation of RH1.1(Municipal Dispensary/ Health Post) affecting the Slum plot, from City survey Office/MCGM, before asking for last 25% of the Sale CC of the Sale Building and if there is any change in area of Setback of proposed D. P. Road/ Reservation area affecting the slum plot, then, the scheme and the LOI will be got modified accordingly.
11. That you shall hand over to MCGM, the area of Setback of 9.15 mts. wide proposed DP Road and the BUA against the DP 2034 reservation of RH1.1(Municipal Dispensary/ Health Post) as per Provisions of Reg. 17(3)(D)(a) of DCPR2034 and the same is to be transferred in the name of MCGM in the revenue records before asking for CC to the last 25% of the permissible Sale BUA.
12. That 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 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority each of carpet area 27.88 Sq.mts. 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. That 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. The Welfare Centre, Society Office, Additional Amenity-1 and Additional amenity-2 as mentioned in salient features condition no.3 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.
15. That the Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges as decided by the Authority or as revised by Competent Authority from time to time prevailing on the day of grant of IOA.

16. That if it is noticed that less 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.
17. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office order/126/dtd.22/01/2016 before issuance of further approvals.
18. That the conditions if any mentioned in certified Annexure-II issued by the Competent Authority, shall be complied and compliances thereof shall be submitted to this office in time.
19. That you shall bear the cost of carrying out infrastructure works right up to the plot and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
20. That 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.
21. That the approval for Layout/ Subdivision shall be submitted before asking for approval of plans to any new building in the scheme.
22. That the Registered Undertaking from the Developer shall be submitted for the following: -
 - i) Not misusing part/pocket terrace of Rehab & Sale bldg.
 - ii) To Demolish the excess area if constructed beyond permissible F.S.I.
 - iii) Not to misuse Puzzle/Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - iv) Not to misuse the entrance lobby.
 - v) That the buyers / member will not hold SRA and its officer liable for failure of mechanical/stack parking system in future.
 - vi) Not to misuse the society office for any other purpose than specified or for not creating any third-party interest in whatsoever manner.

- vii) That you shall do the maintenance of electromechanical equipments in the Rehab building for a period of 10 years from the date of Occupation of the said building and submit the necessary tri-party agreement for maintenance of electromechanical equipments before approval of OCC to rehab bldg./wing u/Ref.
23. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).
- (1) A.A. & C ('K/W' Ward)
 - (2) H.E. NOC
 - (4) Tree Authority,
 - (5) Dy. Ch.Eng.(SWD)
 - (6) Dy. Ch.Eng.(S.P.) (P & D)
 - (7) Dy.Ch. Eng. (Roads)
 - (8) PCO NOC
 - (9) BEST NOC
 - (11) MOEF NOC
24. That you shall submit the CFO NOC for Rehab & Sale buildings in the Scheme before asking for plinth C.C. of the respective buildings.
25. That you shall submit the NOC/Remarks from E.E. (T. & C.) / Traffic Consultant NOC as per EODB guideline of MCGM for parking layout before asking for plinth CC to new Rehab/Sale Bldgs. in scheme u/ref.
26. That you shall submit registered undertaking /indemnity bond before asking for plinth CC to Sale building in layout u/ref. its stating therein that, the prospective buyers will be made aware that the building is proposed/approved with deficient open spaces as against that required as per DCPR-2034 & indemnifying SRA and its officers against any claims with regards to deficient open space. A suitable clause shall be incorporated in the sale agreement and the copy of the same should be submitted to SRA.
27. That the rainwater harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10.03.2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

28. That you shall allowed the area of the Built-up amenity free of FSI as per Note (5) under Table 4 of Reg. 17(1) of DCPR-2034 after handing over of the said built up amenity to the MCGM.
29. That you shall ensure the quality control of the proposed Rehab building in the S.R. Scheme and to attend further repairs/ maintenance after occupation defect liability period of 3 years from the date of occupation has been fixed as per this office circular number 108 dated 22/01/2010.
30. That the stack parking arrangement installed as parking provision for Rehab building shall be treated at par with the electromechanical equipment as per circular no. SRA/ENG/2364 of 29th May 2008.
31. That you shall incorporate the clause in the registered agreement with slum dwellers and Project affected persons that they shall not sell, or transfer tenements allotted under slum rehabilitation to anyone else except the legal heirs for a period as per Govt. policy from the date of taking over possession, without the prior permission of the CEO(SRA).
32. That you shall submit the consent of office bearers of the Society as per SRA circular no. 140 regarding, location and size of the rehab commercial tenements before asking for C.C to the Rehab Building.
33. 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. Register of societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements nos. and Sr. No. Annexure-II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
34. That you shall install C.C.T.V. cameras on site with its real time relay/ display on real time basis at SRA office in co-ordination with I.T. Officer (SRA).
35. That you shall display bi-lingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.

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

Yours faithfully,


- sd -

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "K/W" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
5. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority