

SLUM REHABILITATION AUTHORITY

No. P-N/FVT/0218/20230331/LOI

Date: - **21 JUN 2023**

1. **Licensed Surveyor: - Shri R. R. Khandeparkar**
of M/s Urbdes.
437, Hind Rajasthan building,
Dadasaheb Phalke Marg,
Dadar (E) Mumbai 400 014.

Developer: - M/s. Shreeji construction.
1st floor, Shreeji Atlantis,
Gautam Buddha Marg, Orlem,
Malad (W), Mumbai - 400 064.

Subject: - LOI of Proposed S. R. Scheme on plot bearing C.T.S. No. 307/8 of village-Valnai, Tal-Borivali, Malad (W) Mumbai-400 064. Under Reg. 33(11) of DCPR 2034.

And its proposed CLUBBING with

Approved Amalgamated S.R. Scheme on plot bearing CTS No. 1(pt.), 2(pt.), 265, 266, 216A/1A, 216A/1A/1, 216A/1/4 to 10 of Village Valnai, Malad (W), for Valnai Parivartan CHS Ltd., Valnai Netaji CHS Ltd., Mangalam SRA CHS (Prop.) & Vetti Vinayak SRA CHS (Prop.), New Mangalam SRA CHS (Prop) under Reg. 33(10) and Reg. 30 of DCPR-2034 amalgamated with Contiguous S.R. Scheme under Reg. 33(11) of DCPR-2034 on plot Bearing CTS No. 216-A(pt.), 216A/11 to 14 and CTS No. 219, 219/1 & 220, 220/1 to 220/5 of Village Valnai, Malad (W) and amalgamated with Contiguous Non-Slum plot bearing CTS 263, 264 267(A), of Village Valnai, Malad (W) under Reg. 30 of DCPR 2034 **(Amalgamated Scheme comprising of Scheme 1 to 7)**

Ref: P-N/PVT/0218/20230331/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 scheme in the form of 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 L.S. 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 etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr	Particulars	Parameters before Clubbing (in Sq.mtr)			
1	Area of Plot	3467.63			
2	Deduction for setback etc.	0.00			
3	Net plot area	3467.63			
4	Deduction for 5% Amenity Area	Nil as Net plot is Less than 4000 Sq.mts			
5	Net plot area	3467.63			
6	Plot area considered for FSI purpose	3467.63			
7	Abutting road width	More than 18.30 mts			
8	Total Permissible FSI	FSI for PTC	Incentive Sale	Zonal FSI	Total
		1.50	1.50	1.00	4.00
9	Permissible BUA (=6x8)	5201.45	5201.45	3467.63	13870.52
10	Parameters after Clubbing				
11	PTC BUA swapped to scheme File 1 to 7	(-) 5201.45	--	--	(-) 5201.45
12	Sale BUA Swapped into the Scheme from scheme no 1 to 7	--	(+) 5201.45	--	(+) 5201.45
13	Proposed BUA	0.00	10402.89	3467.63	13870.52
14	FSI Consumed	0.00	3.00	1.00	4.00
15	BUA of PTC T/s to be constructed and handed over in Amalgamated Scheme 1-7	5201.45 Sq.mts.			

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. Details of land ownership: - Private Land.
6. Details to Access: As per the Status of road remarks issued by A.E. (Survey) W.S.-I 'P-N' ward plot under reference is accessible from 13.40 mt wide and 30.50 mts wide Existing Road.
7. Details of D.P. Remarks: As per D.P.-2034 Remarks issued by MCGM, the plot u/r is situated in Residential Zone(R) and is not reserved for any public purpose.
8. The Developer shall submit various NOCs, if and as applicable from the concerned authorities, to the Office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
9. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC 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.
10. 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.
11. 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.
12. 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.
13. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

14. That you shall submit the Registered Undertaking from developer, before granting C.C. to the proposed building in the scheme.
 - i) Not to misuse Entrance Lobby.
 - ii) Not to misuse Stilt.
15. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
16. That you shall get yourself registered under MAHA-RERA Act.
17. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/ DMC(SWM) for providing segregation Centres/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
18. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
19. That you shall insert a suitable clause in the sale agreement of prospective buyers informing them that building has been constructed with deficient open spaces and a copy of the Sample agreement will have to be submitted before asking for Plinth CC to the building in the scheme.
20. That you shall submit NOC from EE (T&C) & CFO before asking for Plinth CC.
21. That the compliance of all the conditions in circular dated 28/08/2019 issued by Govt. of Maharashtra relevant to amendment in Section 15A of Slum Act 1971, shall be complied with.
22. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
23. That you shall submit undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant

required as per specific site conditions. The entire responsibility in this regard shall vest with Developer.

24. That you shall abide all the proceeding/orders of court of law or any judicial/quasi-judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.

If applicant Developer/L.S is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCR-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. Assistant Commissioner, "P-N" 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.