



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1514/KW/PL/LOI

Date:

17 NOV 2021

1. **Architect** : Shri. Rahul Veturkar
M/s. Veturkar & Associates.
193, Ground Floor, Manuber Mansion,
Dr. B.A. Road, Dadar (E), Mumbai - 400014.
2. **Developer** : M/s. Mega Infrastructure Developers.
255, Sharma Estate, S.V. Road,
Jogeshwari (W), Mumbai- 400 102.

Sub : Proposed amalgamation of the three adjoining S.R. Schemes [i.e. **S.R. Scheme** on the plot bearing CTS no. 341 of village Oshiwara at Jogeshwari[W] Mumbai 400102 for 'Navjivan Ekta SRA CHS Ltd' approved under Reg.33[10] of DCR 1991 & now proposed for conversion in TOTO as per Reg.33[10] of DCPR 2034, and **S.R. Scheme** proposed under Reg. 33[10] of DCPR 2034 on the plot bearing CTS nos. 340/1, 340/2 to 33 of village Oshiwara at Jogeshwari[W] Mumbai 400102, for 'Ekta SRA CHS [prop.]' **With S.R. Scheme** proposed under Reg.30 of DCPR 2034 on plot bearing CTS no. 280 of village Oshiwara at Jogeshwari [W] Mumbai 400102, for 'M/s. Markfield Software Consultancy Pvt. Ltd.'

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on the basis of documents submitted by applicant, this office is pleased to issue in principal approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following condition.

1. 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.
2. The built up area for sale and rehabilitation shall be as per are 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.
3. That all the conditions of Letter of intent issued under no. SRA/ENG/768/KW/PL/LOI dated 28/12/2004 shall be continued as applicable with the modifications in additional conditions & parameters as under:

The salient features of the scheme are as under:

Sr. No.	Description	As per plans under consideration (in sq.mt.)			Total proposed BUA (in sq.mt.)
		As per DCPR 2034			
		CTS no. 341	CTS no.340	CTS no.280	
1.	Total Plot area	946.30	1211.50	1856.30	4014.10
2.	Deductions for RG	-----	-----	278.46	278.46
3.	Plot area consider for FSI	946.30	1211.50	1577.84	3735.64
5.	Deductions for				
a.	Road set back area	Nil	Nil	-----	Nil
d	Total deductions	Nil	Nil	-----	Nil
6.	Balance area of plot	946.30	1211.50	1577.84	3735.64
7.	Deduction of R.G.	Nil	Nil	-----	Nil
8.	Net plot area for T/s. density computation	946.30	1211.50	1577.84	3735.64
9.	Add for FSI purpose (2 above)	-----	-----	278.46	278.46
10.	Total Plot area for FSI purpose	946.30	1211.50	1856.30	4014.10
11.	Maximum FSI permissible on plot	3.00	3.00	2.00	
12.	Max. BUA permissible on plot	2838.90	3634.50	3712.60	10186.00
13.	Incentive ratio	1.10	1.10	
14.	Rehab BUA as per DCR 33 (10)	1227.44	1958.86	Nil	3186.30
15.	Amenity tenements area (passage, B/W,W/C,S/O)	308.31	610.22	Nil	918.53
16.	Rehab Component per DCPR 33(10)	1535.75	2569.08	Nil	4104.83
17.	Sale Component as per DCPR 33[10] & 30	1689.33	2825.99	3712.60	8227.92
18.	Total BUA approved for scheme	2916.77	4784.85	3712.60	11414.22
19.	Total FSI sanctioned for the Scheme.	3.08	3.95	2.00	
20.	No. of slum-dwellers to be re-accommodated	36 Nos. + 12 Prov. PAP + 05 Amenity T/s.	31 Nos. +19 Prov. PAP + 05 Amenity T/s.	Nil	108 nos.
21.	Nos. of PAP T/s generated in scheme	Nil	11 PAP	Nil	11 nos.
22.	TDR generated in the scheme	Nil	Nil	Nil	Nil

4. That this Letter of Intent 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: As per P.R. cards plot bearing CTS nos. 340/1, 340/2 to 33, 280 & 341 of village Oshiwara at Jogeshwari [W], Mumbai 400102, is private land.
6. Details to access: As per remarks of D.P. Remarks of 2034 of MCGM the plot is proposed 9.15 mt. wide D.P. roads under reference.
7. Details of D.P. remarks: As per D.P. Remarks of 2034, the plot falls in Residential zone and is not reserved for any public purpose.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
9. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over 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.

Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Community Hall	Handed over to the slum dwellers society.
5	Anganwadi	Handed over to the slum dwellers society.

10. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
11. 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.
12. That you shall rehabilitate all the existing tenants of the society as per your agreement/terms & conditions.
13. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below
 Plot area up to 4000 sq.mt. → 36 months.
 In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

14. The Developer shall register society of all Eligible slum dwellers to be rehoused under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
15. 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 date of LOI.
16. 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.
17. That you shall pay development charges as per clause 124E of M.R.&T.P. Act separately for sale built up area as per provisions of M.R. & T.P. Act.
18. 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.
19. The IOA/ Building plans will be approved in accordance with the Development Control & Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
22. That the work shall not be carried out between 10.00 p.m. to 6.00 am., only in accordance with Rule 5A (3) of Noise Pollution (Regulation &

Control) Rules 2000 & the provision of Notification issued by Ministry of environment & Forest Dept.

23. High Rise Composite Building :

- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. 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 Rehabilitation / Composite building.

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

- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, 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 building.

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

- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.

24. That you shall submit the NOC from CFO before asking Plinth CC to Composite bldg. in the S.R. scheme u/ref.

25. That you shall submit NOC from E.E. (T&C) & Ch.Eng. (M.& E.) for parking layout before asking plinth CC to Composite bldg. in the S.R. scheme u/ref.

26. That you shall submit the Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system before asking C.C. to Composite bldg. in the S.R. scheme u/ref.

27. That you shall submit the remarks from concerned electric supply Company / authority for size and location of electric meter room before granting Further CC to Composite bldg.
28. That you shall submit remarks/NOC from the Electricity Distribution Company for Electric Sub-station before granting further CC to the Composite bldg. in the S.R. scheme u/ref.
29. That you will make provision for 'Rain Water Harvesting System' in the said S.R. Scheme as per the directions of U.D. Dept. of 'Govt. of Maharashtra' issued u/no. TPB/432001/2133/CR-230/01/UD-11 dtd. 10.03.2005.
30. That the Registered Undertaking from the Developer against the misuse of the Part terrace and pocket terrace & D.G. set room proposed in Composite bldg. shall be submitted before asking plinth CC. to Composite bldg.
31. That you shall submit the specific remarks of DMC (SWM) of MCGM in this regard of Organic Water Converter segregation centers and the recycling of the waste and various disposal mechanism at source will be insisted before granting plinth CC of Composite bldg.
32. That you shall submit the remarks /NOC from E.E.(M & E) for the same or as per the provisions of EODB Circular No. 177/187, before granting further C.C.
33. That you will submit NOC from Civil Aviation Dept. before requesting Further CC for the composite bldg. in the S.R. Scheme U/ref.
34. That the Developer shall submit the duly registered undertaking handing over of 'fitness center' to the society of occupants of the building under reference and not to misuse 'fitness center' in future.
35. A period of four weeks & submit that certificate to this office that you shall register the said project with MAHA-RERA Authority within for office record.
36. The developer shall have to maintain the building for period of 03 years from the date of granting OCC. The deposit/ bank guarantee with SRA will be withheld thereafter.
37. That Developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
38. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly complied with the requirement of SWM of MCGM on site.

39. That you shall submit Registered 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 the Developer.
40. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI etc.
41. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards before O.C.C. to Rehab Bldg./ Composite Bldg.
42. **Special condition :-** That the canonization of Govt. notification no. झोपुयो/१२०३/प्र.क्र.४६/२०१९/झोपसू-१/दि. २८/०८/२०१९. Shall be taken & conditions mentioned in the notification to be followed scrupulously.
43. That you shall ask C.C. beyond 32.00 mtr. only after the access road widened of 9.15mtr.

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 modified D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

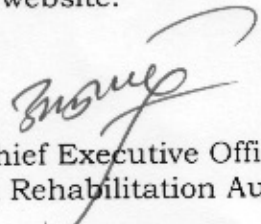
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "K/W" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. Assistant Commissioner (Estate), M.C.G.M.
4. H.E. of MCGM
- ✓5. I.T. Section (SRA), to publish this LOI on SRA website.
6. Society:- 'Navjivan Ekta SRA CHS Ltd.'

for 
Chief Executive Officer
Slum Rehabilitation Authority