



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/713/PN/PL/LOI

Date:

21 JAN 2022

- 1. Architect :** Shri Rasik P Hingoo
M/s. Rasik P. Hingoo Associates
106, Pragav, S. V. Road,
Goregaon (W), Mumbai - 400062.
- 2. Developer :** M/s. Shri Pramukh Enterprises & Developers
Shri Valjibhai Sombhai Ambani,
3, Ambani Cottage, Kurar Village,
Near Western Express Highway,
Malad (E), Mumbai - 400097.
- 3. Society :** "Yamunabai Pada CHS Ltd."

Sub: Proposed S. R. Scheme on plot bearing C.T.S. No. 379, 379/1 to 53, 382, 382/1 to 100 of Village Malad, at Bachani Nagar Road, Yamunabai Pada, Malad (E), Mumbai in P/North Ward as per Reg. No. 33(10) of DCR 1991.

Ref: SRA/ENG/713/PN/PL/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 revised **Letter of Intent (LOI)** subject to the following conditions.

1. That the earlier condition of LOI dated 23.01.2003 shall be complied and following condition stand revised.
2. 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.
3. 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.

The Scheme Parameters are as below:-

Sr. No.	Description	Area in sq. mtrs.
1.	Plot Area considered for proposal	4498.60
2.	Less :-	
	i. DP/Setback area	59.59
	ii. D.P. Road	862.44
	iii. Area in other Possession	46.50
	iv. Unbuildable plot	119.62
	Total (i+ii+iii+iv)	1088.15
3.	Net Plot Area (1-2)	1088.15
4.	Less 15% R.G.	NIL
5.	Balance Area of Plot (3-4)	3410.45
6.	Add DP/Setback Area (Addition for FSI Purpose)	922.02
7.	Plot Area for FSI purpose (5+6)	4332.47
8.	Max FSI Permissible on plot	2.50
9.	Max. Built up Area Permissible in situ	---
10.	Rehabilitation F.S.I (Excluding areas under staircase)	5269.28
11.	a) Amenity (Balwadi, W/C, Society Office) b) Common passage area	833.22
12.	Rehabilitation Component as per Reg. 33(10)	6102.50
13.	Sale Component as per Reg. 33(10)	6102.50
14.	Total BUA approved for the Scheme (10+13)	11371.78
15.	FSI sanctioned for the scheme (14/7)	2.62
16.	Sale BUA Permissible in situ	6102.50
17.	Sale BUA Proposed for the Scheme	5561.89
18.	Total BUA proposed to be consumed in situ (10+17)	10831.17
19.	FSI to be consumed in situ (18/7)	2.50
20.	No. of slum dwellers to be accommodated Resi = R/C = Comm =	201 Nos. 02 Nos. 16 Nos.
21.	TDR Generated in the scheme	540.61

- The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges as per DCR 1991.
- The Developer shall hand over PAP tenements if any within three months after grant of OCC. the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons free of cost.

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.

6. The Amenity Tenements of Balwadi as mentioned in salient features condition no.3 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 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/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.
7. 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 :-

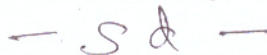
Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
8. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed 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
9. 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
10. 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.
11. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
12. 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.
13. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
14. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
15. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
16. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.

17. As per Circular no. 71, name of Society of slum dwellers shall be reserved before asking further C.C. of Rehab bldg.
18. That you shall submit the NOC from CFO before asking further C.C. to Sale Building.
19. That the work shall not be carried out between 10.00 pm 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.
20. That Developer shall ensure compliance of the provision of building & other construction worker (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.
21. That you shall incorporate a condition in the agreement of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions, as well, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its Officers shall be indemnified from any probable dispute that may arise in future.
22. That you shall submit remarks from electric Co. to allow Electric Substation in stilted portion of composite building before further C.C. of composite building.
23. That you shall abide with all the proceedings/orders of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of its from time to time.
24. That you shall submit permission from National Board of Wild life that is from Dy. Forest Conservator, Thane Forest division for development/construction work.

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 DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

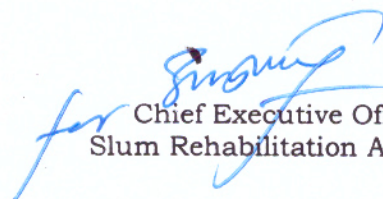


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved revised LOI)

Copy to,

1. Municipal Commissioner MCGM
2. Assistant Commissioner, "P/N" Ward, M.C.G.M.
3. Collector Mumbai City/ Mumbai Suburban District.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA)


Chief Executive Officer
Slum Rehabilitation Authority