



SLUM REHABILITATION AUTHORITY

No. G-S/MCGM/0092/20230104/LOI

Date:

20 DEC 2023

- 1. Licensed Surveyor:** Shri Rajesh R. Khandeparkar
of M/s URBDES,
437, Hind Rajasthan Bldg., Dadasaheb Phalke
Road, Dadar (E), Mumbai-14.
- 2. Developer** : M/s. JP Infra (Mumbai) Pvt. Ltd.
4th Floor, Viraj Tower, Western Express Highway,
Near WEH Metro Station,
Andheri (East), Mumbai – 400 093.
- 3. Society** : Om Badrishwar SRA CHS (Prop).

Sub.: LOI for proposed Slum Rehabilitation scheme on plot bearing C.S. no 150 & 254 of Lower Parel Division of Senapati Bapat Marg, G/South Ward, Lower Parel, Mumbai-400013 for Om Badrishwar CHS (Prop.) under Reg. 33(10) of DCPR-2034.

Ref.: G-S/MCGM/0092/20230104/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. no 150 & 254 of Lower Parel Division of Senapati Bapat Marg, G/South Ward, Lower Parel, Mumbai-400013 for Om Badrishwar CHS (Prop.) under Reg. 33(10) of DCPR-2034 and on the basis of documents submitted by applicant, this office is pleased to inform you that this Letter of Intent is approved for the sanctioned FSI of 6.34 (Five point zero nine eight only) in accordance with provisions of Reg.33(10) of DCPR 2034 subject to the following conditions:

1. This Letter of Intent is issued on the basis of plot area certified by the L.S. and the DSLR (SRA) vide his NOC/remarks under Circular 144 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. That you shall hand over tenements to the Slum Rehabilitation Authority /MCGM as additional Project Affected Persons, each of carpet area 27.88

sq.mts and commercial tenements free of cost, if generated/provisional in the S.R. Scheme u/ref.

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 the scheme plot or the number of huts etc. the parameters shall be got revised from time to time.
5. That you shall restrict the built-up area meant for sale in the open market and built-up area of rehabilitation as per the scheme parameters Annexed herewith:

| Sr. No. | Particulars | Scheme Parameters |
|---------|---------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 1. | Area of Slum plot | 2020.90 |
| 2. | Deduction for proposed DP road /Setback | 0.00 |
| 3. | Total area of Reservation for RH1.3 (Municipal Maternity Home) on S. R. Scheme plot | 2020.90 |
| 4. | 20% of reservation area to be handed over as built-up amenity as per Reg. 17(3) (D) (a)(4) of DCPR-2034 | 404.18 |
| 5. | Land component of Built-up Amenity of Reservation | 101.05 |
| 6. | Net plot area for density purpose | 1919.85 |
| 7. | Amenity Area as per Reg. 14A of DCPR-2034 | Nil |
| 8. | Total Plot Area for FSI purpose | 2020.90 |
| 9. | Maximum Permissible FSI on plot. | 4.00 or sanctioned FSI whichever is more |
| 10. | Max. Permissible BUA | 8083.60 or sanctioned BUA whichever is more |
| 11. | Rehab BUA | 4844.72 |
| 12. | Passage area and Amenity area (2807.30 + 154.32) | 2961.62 |
| 13. | Rehab Component proposed to be sanctioned in the scheme | 7806.34 |
| 14. | Incentive Factor | 1.00 |
| 15. | Permissible Sale Component in the Scheme. | 7806.34 |
| 16. | Additional TDR/In-situ FSI against the Built-up Amenity | 169.27 |
| 17. | Total permissible Sale FSI in the scheme (=15+16) | 7975.61 |
| 18. | Total BUA to be sanctioned for the Scheme. (=11+17) | 12820.33 |
| 19. | Total FSI sanctioned for the Scheme. (=18/8) | 6.34 |
| 20. | Nos. of slum dwellers to be re-accommodated | |
| a | Rehab Resi. t/s | 52 |
| b | Prov. Resi. PAP t/s as per Cl. 3.12(C) | 32 |
| c | Rehab Comm. t/s | 03 |
| d | Prov. Comm. PAP t/s as per Cl. 3.12(C) | 04 |
| e | Sociel Amenity | 01 |
| f | Nos of Resi. PAP T/s generated in the scheme (as per Cl. 3.12(A)) | 37 |
| 21. | Total nos. of t/s | 129 |

| Sr. No. | Particulars | Scheme Parameters |
|---------|-------------------------------------------------------------------------------------|-------------------|
| 22. | Amenities to be provided | |
| | Balwadi | 01 |
| | Welfare Centre | 01 |
| | Amenity no.1 | 01 |
| | Amenity no. 2 | 01 |
| | Society Office | 02 |
| 23. | BUA of DP reservation for RH1.3 (Municipal Maternity Home) to be handed over to BMC | 444.15 |

(Note: All areas in sq.mt.)

6. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/L.S./ 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/L.S. are liable for action under provisions of IPC 1860 and Indian Evidence Act.1872.
7. Details of land ownership: - BMC (MCGM) as per DSLR (SRA) remarks vide under No. SRA/CTSO/OW/2022/53433 dated 29/12/2022.
8. Details of access: - As per DPCR-2034 remarks, the plot is abutting 30.48 mts wide sanctioned R.L. of Senapati Bapat Marg.
9. Details of DP-2034 remarks: - As per DP-2034 Remarks, the plot under S.R. Scheme is situated in Residential Zone and is reserved for RH1.3(Municipal Maternity Home).
10. Details of Annexure-II:- As per scrutiny sheet along with draft Annexure-II forwarded by Tahasildar-1(S.C.) SRA u/no. क्र. झोपुप्रा /तह-१ विक/२३/कावि-36702 दि. 21/08/2023.
11. 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 ('G/S' Ward)
 - (2) H.E. NOC
 - (3) CFO NOC before plinth CC
 - (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
- (10) E.E. (Mech.) BMC before plinth CC
- (11) Dy.Ch. Eng. (T & C) before plinth CC
- (12) MOEF NOC if applicable
- (13) Civil Aviation NOC if applicable.

12. The Developer shall hand over PAP tenements if any within one month after grant of OCC. The said PAP tenements as mentioned above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.
The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
13. The Amenity Tenements of Balwadi as mentioned above shall be handed over to Woman & Child Welfare Department, Govt. of Maharashtra as per Circular No. 129. Welfare Centre, Society office as mentioned 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 building handing over/ taking over receipt shall be submitted to SRA.
14. The Developer shall rehabilitate all additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
15. 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.
16. The Developer shall submit various NOCs including that from MOEF 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.
17. The common amenities such as Society office etc. shall be handed over to Society of rehab/sale flat purchaser after approval of OCC to the building under reference.
18. If the project is on public land and the IOA is not obtained within three months valid period of LOI then the developer liable to pay interest as per PLR on balance amount of land premium payable at IOA stage.

19. If it is noticed regarding less land premium charges then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
20. 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 upto 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.
21. The Developer 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 registered society.
22. The Developer and Chief promoter 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, risk or any damages or claim arising out of any sort of litigation with slum dwellers/ property owners or any others before IOA in a prescribed format.
23. That you 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 decided by Slum Rehabilitation Authority.
24. A) The Chief promoter of the Society and Developer 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 concerned Executive Engineer (SRA)
B) That developer/society shall give wide publicity for the advertisement in a prescribed format for the approval of S. R. scheme in at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such newspapers shall be submitted to Executive Engineer.
25. The IOA/ Building plans will be approved in accordance with the DCPR-2034 and prevailing rules, policies and conditions at the time of approval.
26. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.

27. 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.
28. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
29. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
30. 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.
31. 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.
32. That you shall construct tenements in shear wall technology as per Circular No.154.
33. That the rain water harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times, failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built up area shall be leviable.
34. That you shall Register the said project with MAHA- RERA Authority and the certificate regarding the same shall be submitted to this office for record.
35. That you shall submit MOEF NOC, if applicable, before seeking CC to construction area beyond 20,000 sq.mtr.
36. That you shall abide and ensure the compliance of the provision of Building Construction Act while executing the scheme.
37. That the cognizance of Govt. Notification No. झोपुयो-१२०३/प्र.क्र.४६/२०१९/झोपसू-१ दिनांक २८.०८.२०१९ shall be taken & the conditions mentioned in the notification shall be followed scrupulously.
38. That the developer shall ensure compliances 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.
39. That you shall abide by all the proceedings/orders of court of law or any judicial/copy 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.

40. That you shall submit remarks from Competent Authority/E.E.(T & C) BMC before Plinth CC to any building in the scheme.
41. That you shall submit plot demarcation from Competent Authority/ SLR, Mumbai City before asking plinth CC to any building in the scheme u/ref. & if any change in plot area, the scheme will be revised accordingly.
42. That you shall submit Civil Aviation Remarks before requesting further CC to any building.
43. That you shall enter into Tri-partite agreement with Slum Society and concerned company for maintenance of stack parking equipment before requesting OC and also make the provision of alternate source of energy i.e. power back up facility in case of power failure for effective functioning of mechanical arrangement of stack equipment.
44. 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.
45. That you shall submit phase wise programme for development of scheme, infrastructural works, reservations, amenities etc. in the scheme and same shall be developed accordingly. A registered undertaking to that effect shall be submitted.
46. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C 'G/S' ward to assess the property tax.
47. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
48. As per Circular no.130 Cess charges of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
49. That the rehab / composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by SRA.
50. 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).
51. That the in-situ development shall be restricted to 75% of the permissible BUA until the plot area confirmation is obtained from the CTSO (City).
52. That the Registered Undertaking from the Developer shall be submitted for the following:-
 - i) Not misusing part/pocket terrace of Rehab/sale.
 - ii) To Demolish the excess area if constructed beyond permissible F.S.I.

iii) Not to misuse Mechanical 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 SRA will not be held liable for failure of mechanical/stack parking system in future.

vi) Not misusing the society office for any other purpose than specified or for not creating any third-party interest in whatsoever manner of Rehab building/wing.

vii) The Developer shall do the electro mechanical maintenance building for a period of 10 years from the date of Occupation of the said buildings before approval of OC to rehab bldg./wing u/Ref.

viii) That you shall submit the necessary consents from Rehab commercial tenements as per SRA circular no.140 before seeking CC to the building u/r.

ix) Handing over common amenities such as society office, etc.

53. In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
54. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate 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.
55. That you shall make payment in respect of depreciated cost of any toilet block(s) existing in the slum plot to the BMC through CH.Eng.(MSDP), if the same is required to be demolished for development under SRA.
56. 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 no. in rehab/composite building 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.
57. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
 - i) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regard.
 - ii) As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab

tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.

iii) At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/ gala.

58. 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.
59. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/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.
60. That you shall execute a registered agreement to lease and lease deed as per SRA circular No. 195 vide No. CEO/SRA/LA/2020/459 dtd. 14/09/2020, before asking CC to sale building in the layout u/r.
61. That you shall accommodate all eligible slum dwellers in the rehab tenements till OC of Rehab / Composite building and the tenements remaining un-allotted after finalization of appeals shall be handed over to Slum Rehabilitation Authority as PAP tenements.
62. That you shall not evict slum dweller or demolish any slum structure till the submission of certificated Annexure-II by Competent Authority to the SRA office.
63. That you shall submit the consent of office bearers of the Society as per SRA Circular No.140 regarding, location and size of shop before granting further C.C to Composite Building.
64. That you shall submit NOC from Electric Power Supply Company before seeking plinth C.C. to building u/ref.
65. That the structural design & calculation shall be got peer re-viewed from another structural engineer or reputed educational institution viz. VJTI, SPCE & IIT.
66. That you shall provide & install lifts from the companies, which are private/public limited or private, firms having ISO certificate.
67. That you shall install fire-fighting system as per requirement of CFO and to the satisfaction of CFO. The Developer shall execute tri-partite registered agreement between the Developer /Society/Firefighting equipment supplying Company/ Firms for comprehensive maintenance and for obtaining necessary renewal/ clearance from CFO from time to time as per rules for a period of 10 years from the date of issue of Occupation Certificate to the rehabilitation building. Entire cost shall be borne by the Developer.
68. Defect Liability Period:
As per the policy, the Developer has to maintain the High rise Rehab Buildings for 03 years from the date of occupation. You shall submit

undertaking before plinth CC for maintenance of High Rise Rehab building for a period of 03 years from the date of Occupation of the said buildings.

69. That you shall install rainwater harvesting in the layout and submit a completion certificate before requesting OC to Comp. Bldg. u/ref.
70. 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.
71. That the developer shall ensure the compliance of provisions of Building & Other Constructions Workers (Regulation & Employment and Condition of Service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in IA 127961/2018 in SWM (C) No(s) 1/2015.
72. That the Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
73. That this LOI is issued without prejudice to any matter pending before any Authority/Court.
74. That you shall submit fresh P.R. Card for plot bearing C.S. no.150 of the land under reference in the name of BMC (MCGM) before seeking IOA to any building in the subject S.R. Scheme.
75. That you shall submit the concurrence from DP Dept./Municipal Architect, BMC for proposed provision of DP reservation for RH1.3 (Municipal Maternity Home) before asking plinth CC to the building u/ref. and hand over the Constructed Built-up amenity adm. 444.15 Sq.mts of RH1.3 (Municipal Maternity Home) to BMC free of any encumbrances before asking for C.C. to last 25% sale BUA approved in the S.R. Scheme.
76. That you shall revise the scheme parameters if there is any change in final certified Annexure-II issued by competent Authority.
77. That you shall submit a registered undertaking before requesting for CC to the sale wing from the Developer stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA, and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future.
78. That you shall submit a registered undertaking before requesting for CC to the sale wing from the developer stating therein that they will not misusing of refuge space and will incorporate the condition in Sale agreement of prospective buyers for not misusing of area meant as Refuge area.

79. That you shall submit a registered undertaking before asking plinth CC to the building u/ref stating that the Mechanical parking Tower for parking shall not be misused for any other purpose and indemnifying an SRA officials in case of the Car lift/Parking Tower fails/malfunction causing any injuries/fatalities.
80. That you shall submit NOC from CFO of BMC, NOC from E.E.(T & C)/Traffic Consultants and NOC from Ch.Eng.(M & E) of BMC before seeking plinth C.C. to the building u/ref.

81. High Rise 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.
- g) That the Developer shall provide & install lifts from the companies, which are private/public limited or private, firms having ISO certificate.

If applicant Society/Developer/L.S./Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the D.C.P. Regulations of 2034 amended till date, 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 the LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, 'G/South' 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 Revised LOI on SRA website.

for *Sm...*

Chief Executive Officer
Slum Rehabilitation Authority