



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/2462/GS/ML/LOI

Date:

18 JAN 2024

- 1. Lic. Surveyor :** **Shri. Samoon F. Rassiwala**
M/s. Samoon & Associates
8A, 3rd Floor, New Sethna Building,
214-218, Princess Street,
Opp. Wadia Fire Temple,
Mumbai - 400 002
- 2. Principal Developer :** **Municipal Commissioner**
Brihanmumbai Municipal Corporation (BMC)
Mumbai - 400 001
- 3. Implementing Agency :** **M/s. Lokhandwala Infrastructure Pvt. Ltd.**
alongwith **M/s. Lokhandwala DB Realty LLP**
72, Gandhi Nagar Indl. Estate,
Dainik Shivner Marg, Worli,
Mumbai - 400 018.
- 4. Society :** i) Jivan Jyot (SRA) CHS (Prop)
ii) Shree Swami Vivekanand Nagar (SRA) CHS (Prop)
iii) Mata Ramabai Nagar (SRA) CHS (Prop)
iv) Veer Jijamata Nagar (SRA) CHS (Prop)

Sub: Revision of LOI for proposed special Township project for improvement & Redevelopment of slums known as Jivanjyot (SRA) CHS (prop), Shree Swami Vivekanand Nagar (SRA) CHS (Prop.), Veer Jeejamata Nagar (SRA) CHS (prop.) & Mata Ramabai Nagar (SRA) CHS (Prop.) on plot bearing C.S. No. 17/47 (pt) of Lower Parel Div. G/S Ward off Dr. E. Moses Road, Worli, Mumbai. u/sec 3k (1) of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act-1971.

Ref: SRA/ ENG/2462/GS/ML/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 this Revised **Letter of Intent (LOI)** as per the provisions of Regulation of DCPR 2034 subject to the following conditions.

- A. That all the conditions of last LOI dated 29/12/2021 shall be complied with and subject to the following additional conditions.
- B. Conditions of last LOI dated 29/12/2021 are edited as follows;

1. This Letter of Intent is issued on the basis of plot area certified by the Lic. Surveyor and the Annexure -II prepared by Competent Authority and other relevant documents, the same is subject to change on finality.
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, 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	Scheme parameters Area in sq. mt.		
		CRZ PLOT	NON CRZ PLOT	Total
1	Gross area of plot	68970.50		
1a.	Area of plot	8709.40	60261.10	68970.50
2	Deductions for			
	a) STP/F + SWM/F (RMS 4.1+ RMS 3.1)	8650.90	19047.20	27698.10
	b) Play Ground (EOS 1.4)	Nil	Nil	Nil
	c) Municipal Dispensary (EH 1.1) (230.98/4 FSI)	Nil	57.75	57.75
	d) Road setback (18.30 mt. R.L.)	58.50	981.80	1040.30
3	Balance area of plot	Nil	40174.35	40174.35
4	Deduction for 15% RG (if applicable)	Nil	Nil	Nil
5	Net area of plot for computation of t/s density	Nil	40174.35	40174.35
6	Additions for FSI purpose	-	-	-
	a) STP/F + SWMF (RMS 4.1+ RMS 3.1)	8650.90	19047.20	27698.10
	b) Play Ground (EOS 1.4)	Nil	Nil	Nil
	c) Municipal Dispensary (EH 1.1)	Nil	57.75	57.75
	d) Road setback (18.30 mt.R.L.)	58.50	981.80	1040.30
7	Total plot area for FSI purpose	8709.40	60261.10	68970.50
8	FSI / Rehab to Sale Ratio	--	--	1 : 1.05
9	Rehabilitation BUA	--	106422.14	106422.14
10	Area under Common passage, Balwadies, Welfare Center, Society Office & other amenities	--	35810.48	35810.48
11	Rehabilitation Component (9+10)	--	142232.62	142232.62
12	Sale Component (11 x 1.05)	--	149344.25	149344.25
13	Total BUA approved for the Scheme (9+12)	--	255766.39	255766.39

14	Total FSI sanctioned for the scheme (13/1)	--	3.71	3.71
15	No. of slum dwellers to be accommodated.	--		3653 nos. (Res -2806 Comm-349 Rilg.S.-24 Oth Ex. Amenity- 21 Provisional PAP Res- 352 Comm-101)

22. That this Letter of Intent is issued on the basis of plot area certified by the Lic. Surveyor and the annexure-II issued by Competent Authority & other relevant documents. In the event of change of any of the above parameters, during actual site survey by DSLR/City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within permissible limit.
32. That the Implementing agency shall submit Certificate of the water connection granted to the respective buildings in the S.R. scheme before asking occupation certificate.
41. That you shall submit the compliance of SRA Circular no.140 before asking IOA to Rehab/Composite buildings in the S.R. Scheme.
45. That you shall submit Civil Aviation NOC for the proposed buildings in the S.R. Scheme before asking plinth CC to the respective buildings.
51. The Developer shall hand over PAP tenements if any within 30 days from the date of issuance of occupation certificate. The said PAP tenements as mentioned in salient features condition no.3 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 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.
52. The conditions if any mentioned in Certified Annexure-II and supplementary Annexure-II issued by the Competent Authority, shall be complied and compliances thereof shall be submitted to this office in time.
62. That the approval for Layout/Subdivision/Amalgamation will be submitted at the time of IOA of sale building in the S.R. Scheme.
66. That you shall submit NOC from High-rise Committee before granting plinth CC to the building in the S.R. Scheme.
67. That you shall submit NOC from MOEF Dept. before granting plinth CC to buildings in the S.R. Scheme, as per circular dtd. 09/12/2016 of Environment dept. Govt. of Maharashtra.

69. That you shall submit Concurrence from Concerned Dept/user dept of BMC regarding location of area to be handed over to BMC against the D.P. Reservations of Sewerage Treatment Plant/Facilities + Solid Waste Management Facilities (RMS 4.1 + RMS 3.1) before asking plinth C.C. to any building in the S.R. Scheme and from Municipal Architect, BMC for Municipal Dispensary (EH 1.1) before asking plinth C.C. to the respective buildings in the S.R. Scheme under reference.
73. That you shall appoint Project Management Consultant and Third-Party Quality Auditor before C.C. of respective rehab/composite buildings for supervision and quality audit of the high-rise Rehab buildings proposed in the S.R. Scheme under reference.
74. That the top of basement of Rehab/composite buildings shall be designed in such a way to carry the load of fire engines, heavy vehicular movements etc. and structural design shall be submitted from structural engineer before asking plinth CC to the buildings in the S.R. Scheme.
75. That you shall submit NOC from CFO, BMC for High rise Rehab/composite building in the S.R. Scheme before granting C.C. to respective buildings.
78. That you shall submit NOC from the Commissioner of Police/GOM. and NOC from trustees/Society of Religious structures before asking CC to the Religious Buildings (Temple & Masjid) in the S.R. Scheme.
79. That you shall vacate & hand over reservation land of WWTF+SWMF adm.27698.10 sq mt, payment of land premium, PAPs generated if any and other legitimate dues etc. to BMC at appropriate stages.
82. That you shall submit the compliance of SRA circular no.140 before asking IOA to the proposed composite buildings in the S.R. scheme u/ref.
83. Deleted.

C. Additional Conditions are as follows:

85. That read Implementing agency in place of developer and Lic. Surveyor in place of Architect as mentioned in the LOI issued by SRA.
86. That the remarks from E.E. (T&C) and E.E.(M&E) of BMC/Consultant for parking layout and mechanical ventilations in the basement as well as on stilt floor will be insisted before grant of C.C. to Composite buildings no.1 and 2.
87. The followings conditions as per the circular no.SRA/Eng/3371 of 18/6/2008 & no.SRA/Eng/2364 of 29/5/2008 shall be complied:
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.E./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

- c. That the developer/implementing agency shall execute tri-partite Registered agreement between Developer/implementing agency, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, mechanical parking system, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab/composite buildings.

Entire cost shall be borne by the developer/implementing agency 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.E./E.E. (SRA) for quality audit of the building work at various stages of the S.R. Scheme.

- e. That the developer/implementing agency shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer/implementing agency shall execute tri-partite registered agreement between Developer/Implementing agency, 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 High-rise Rehab/composite building.

Entire maintenance cost shall be borne by the developer/implementing agency 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.

88. That you shall a registered undertaking from Implementing agency stating therein that they will provide RCC wall on all three sides for Flour Mill and submit structural stability from structural Engineer before plinth CC to the building u/ref.
89. That you shall comply with the requirement of N.B.C. for provision of lifts and escalators.
90. That you shall provide the proposed Flour mill with noiseless and vibrationless technology machine to the concerned allottee.
91. That you shall comply all the conditions of SRA circular No. 209, 210, 213 & 215 as per rules.
92. That if the user of, 06 nos. of slum dwellers shown as user not mentioned in the Annexure-II / Supplementary Annexure-II and same are considered as residential / residential provisional PAP in planning for LOI, however if the said 06 nos. of slum dweller's user are specified by the Competent Authority, then you shall revise the LOI and amend the planning accordingly.

If applicant Society/Developer/Implementing agency/Architect/Lic. Surveyor are agreeable to all these conditions, then they 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,

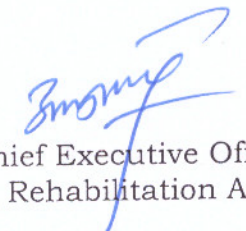
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Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO(SRA) has approved the draft revised LOI)

Copy to:

1. A.C., G/S Ward, BMC
2. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
3. Chief Engineer (D.P.), BMC
4. Chief Engineer (MSDP), BMC
5. H.E. of BMC.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority