



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2830/MW/STGL/LOI

Date:

11 NOV 2021

1. **Architect :** Shri. Sandeep Shikre
Of M/s. Sandeep Shikre & Associates,
204-205, Prabhadevi Industrial Estate,
Veer Sarkar Marg, Prabhadevi,
Mumbai - 400 025.
2. **Developer :** M/s. Yogeshwari Constructions
54/2, Khushi Tower, 705,
7th floor, Tilak Nagar,
Mumbai-400 089.
3. **Society :** "Karunya Mahatma Jyotiba Phule CHS (prop)"
of Village Chembur, Mumbai Suburban
District, opposite Vijaya Bank, Behind Fine
Art Gallery, R.C. Marg, Chembur, Mumbai-
400 071.

Sub: LOI of Proposed Slum Rehabilitation Scheme on land bearing C.T.S. No. 518(pt), 533, 534 & 538(pt) of Village Chembur, Mumbai Suburban District, opposite Vijaya Bank, Behind Fine Art Gallery, R.C. Marg, Chembur, Mumbai-400 071, for "Karunya Mahatma Jyotiba Phule CHS (prop)" in 'M/W' Ward.

Ref: SRA/ENG/2830/MW/STGL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on land bearing C.T.S. No. 518(pt), 533, 534 & 538(pt) of Village Chembur, Mumbai Suburban District, opposite Vijaya Bank, Behind Fine Art Gallery, R.C. Marg, Chembur, Mumbai-400 071, this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI 4.670** (Four Point six seven zero only) in accordance with provisions of Reg. 31(3) of amended DCPR 2034, Maximum in-situ FSI of **4.670** (Four Point six seven zero only) shall be allowed to be consumed on the plot, subject to the following conditions;

1. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure-II issued by Competent Authority and other relevant documents.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

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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 building of the project then this LOI will remain valid till validate of IOA/ CC.
3. The built up area for sale and rehabilitation shall be as per showing scheme parameters. In the event of change in area of plot, nos. of eligible huts etc., the parameter shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq.mt.
1.	Area of plot considered for S.R. Scheme	1921.40
2.	Deduction for	
	a) D.P. Road Area	605.43
	a) Govt. Office Area	18.40
	b) Art Gallery	7.81
	e) Total (a +b+c)	631.64
3.	Balance area of plot (1-3)	1289.76
4.	Minimum in-situ FSI permissible on plot or sanctioned whichever is higher	3.00
5.	Minimum in-situ BUA permissible on plot or sanctioned whichever is higher	3869.28
6.	Rehab Built up area (excluding areas under staircase & common passage)	2485.63
7.	Rehab BUA under common passages, Society Offices, Welfare Centers & balwadies	666.12
8.	Rehabilitation Component	3151.75
9.	Sale Component (i to iv)	
i)	Sale Component in lieu of Rehab Comp at ratio of 1:1.10	3466.93
ii)	Incentive sale BUA in lieu of AR as per DCPR 2034 (Municipal School)	--
iii)	Incentive sale BUA in lieu of AR as per DCPR 2034 (Govt. Office)	41.97
iv)	Incentive sale BUA in lieu of AR as per DCPR 2034 (Art Gallery)	21.40
v)	Total 9 (i) to 9 (iv) above	3530.30
10.	Total BUA sanctioned for the Scheme	6015.93
11.	Total FSI sanctioned for the scheme	4.664
12.	In-situ sale BUA permissible on plot	3530.30
13.	Total BUA proposed to be consumed in-situ	6015.93
14.	FSI proposed to be consumed in-situ	4.664
15.	No. of slum dwellers to be accommodated	78 Nos.

4. That Rehabilitation Component of Scheme shall include,

a)	76	Residential,
b)	Nil	Res-cum-commercial,
c)	02	Commercial,
d)	01	Balwadis,
e)	01	Welfare Centers,

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f)	01	Society Offices,
g)	01	Library
h)	01	Women Entrepreneurship

4. This LOI is issued on the basis of document submitted by the applicant. If any of the documents 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: Government of Maharashtra.
6. Details to Access: It is affected by 9.15 mt. wide road which is connecting to existing 18.30 mt. wide RC Marg.
7. Details of D.P. Remarks (2034) : The S.R. Scheme plot u/ref. falls in 'Residential Zone'. It is partly affected by RE 1.1 (School Reservation), EO 2.1 (i.e Government Office) & ESA 3.4 (Art Gallery). It is also affected by 9.15 mt. wide Road.
8. Details of Slum Declaration: It is a "Censused Slum" on Government Land & Dy. Collector (Enc/Rem) & Competent Authority has also confirmed the same vide Annexure-II issued u/n. 6 even no. dtd. 13/04/2016.
9. Details of Annexure-II: The certified Annexure-II is issued by Dy. Collector (Enc/ Rem) vide letter issued u/n. even No. dtd. 13/04/2016.
10. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at rate of 2% of Ready Recknor on additional built up area beyond zonal FSI to the Slum Rehabilitation Authority as per Reg. 33(10) of DCPR 2034.
11. If the land is owned by Govt. or public body the Developer/ Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation Scheme being undertaken on public land belonging to Govt./ Municipal/ MHADA and as per stages as mentioned in the Govt. Order u/no. even no. dated 02/07/2020 and as per Circular no. 114 dtd. 19/07/2010.
12. If the land under this scheme is belonging to Govt./ MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of this approval, else the provision of sub Reg.2.8 of Reg. 33(10)(VII) of DCPR 2034 are applicable.

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13. The Developer shall hand over PAP tenements if any within three months after grant of OCC. 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 25.00 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.
14. The Amenity Tenements of Anganwadi as mentioned in salient features condition no. 3 above shall be handed over to Woman & Child Welfare Department, Govt. of Maharashtra as per Circular No. 129. Welfare Centre, Society office as mentioned in salient feature 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 building handing over/ taking over receipt shall be submitted to SRA by the developer.
15. 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.
16. The Developer shall submit required various NOCs including S.E.A.A. (E.C.) 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 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.

18. 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.
19. 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

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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.

20. 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.
21. 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 concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
- 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 Ex. Engineer within two months from the date of LOI.
22. 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.
23. That you shall submit the Agreements at least 51% of eligible slum dwellers with the photographs of wife and husband on each of the agreements 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 tenement to be allotted in the rehabilitation building.
24. That you shall submit updated Property Register Cards of land bearing CTS No. 533 & 534 of Village Chembur in the name of Government of Maharashtra before requesting Plinth C.C. to Composite Building.
25. That you shall get the plot boundary demarcation from the competent authority before requesting Plinth C.C. to Composite Building & submit separate P.R. Cards for net plot area before requesting C.C. to last 25% sale built up area in the scheme.
26. That you shall demolish existing wall constructed on 9.15 mt. wide road at your own risk & cost in consultation with adjoining BSD Government CHS Ltd. before requesting plinth CC.

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27. That you shall demarcate RL of existing 9.15 mt. wide road before requesting plinth CC and hand over said road duly developed to concerned ward office before requesting OC to Sale Wing of Composite Building.
28. That you shall obtained the concurrence from D. P. Department of MCGM for planning, location & specification of Buildable reservations before requesting Plinth CC to Composite Building.
29. That you shall submit revised NOC from Civil Aviation Authority before requesting C.C. beyond 51.91 mt. height of Sale Wing-B.
30. That you shall submit NOC from Electric Power Supply Company for proposed electric substation alongwith NOC from CFO of MCGM, before requesting Plinth C.C. to Composite Building.
31. That you shall incorporate a clause in agreement to be executed with prospective flat purchasers / buyer stating therein that they shall not complaint about the floor to floor height of sale tenements & mechanical stack car parking tower proposed in the Composite Building and submit an undertaking cum indemnity bond indemnifying SRA & its staff against any risks, cost etc., before requesting Plinth C.C. to Composite Building.
32. That you shall submit NOC from CFO of MCGM & NOC from EE(T&C) of MCGM, before requesting Plinth C.C. to Composite Building.
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 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.
35. That you submit the certificate from MAHA- RERA Authority for this office record.
36. 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.
37. 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.

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38. That you shall pay non-refundable legal charges as per office order SRA/LA/Office Order/126/2016 dated 22/02/2017 before issuance of further approvals.
39. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
40. That the premium for Rehab Component shall be as per Sub Reg. No. 6.15 (at the rate of 2.5% of ASR) and that for Sale Component as per sub Reg. No. 6.16 (at the rate of 2.5% of ASR or 10% of normal premium whichever is more).
41. That the Arithmetical error if any revealed at any time shall be corrected on either side.
42. That you shall develop 9.15 mt. wide D.P. Road before requesting further C.C.
43. That you shall execute lease with society before O.C.C. to the respective building in the layout.

If applicant Society/ Developer/ Architect are agreeable to all these above conditions, you may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

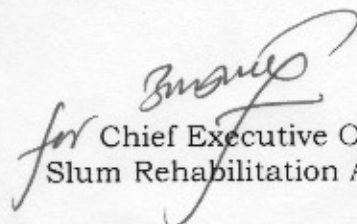
Yours faithfully,

— S d —
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, M.C.G.M.,
2. Collector, Mumbai Suburban District,
3. Assistant Commissioner, "M/W" Ward, MCGM,
4. Chief Officer, Development Plan, M.C.G.M.
5. Deputy Collector (SRA),
6. Hydraulic Engineer, MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website and report compliance.


for Chief Executive Officer
Slum Rehabilitation Authority