



## SLUM REHABILITATION AUTHORITY

No. R-C/PVT/0058/20230424/LOI

Date:

27 DEC 2023

**Licensed Surveyor :** Shri. Santosh Zirmute of  
M/s. Arch View Associates,  
46/2249, Suprabhat CHS, Gandhi Nagar,  
Near MHADA office, Bandra (East),  
Mumbai- 400 051.

**Developer :** M/s. Shree Sundha Developers  
7, Jalaram nagar,  
Ganjawala Lane, Borivali (W),  
Mumbai-400 092.

**Sub:** LOI by clubbing of

1. Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. Nos. 432/3 to 9, 432/18 to 25, 432/29 to 36, 432/45 to 52, 432/59 to 71, 432/78 to 82, 432/90 to 94, 432/108 to 112, 432/120 & 432/122 to 125 at Village-Oshiwara, R.M.Rd., Taluka Andheri, Jogeshwari (W) for "Singh SRA CHS LTD" in K/W ward of MCGM under Reg. 33(10) of DCPR-2034.

**(Called as S.R. Scheme no.1)**

### Clubbed with

2. Proposed S.R. Scheme under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. 2476 & 2476/1 to 8 of Village Eksar, Taluka Borivali, at S.V.P. road, Rokadia Lane, Borivali (West), Mumbai-400 092 for Redevelopment of Kamal Kunj and Hari Sapt Sindhu CHS Ltd. in R/C ward of MCGM. **(Now called as S.R. Scheme no. 5)**

**Ref:** R-C/PVT/0058/20230424/LOI

Gentleman,

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

1. This Letter of Intent is issued on the basis of the plot area certified by the L.S. 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. 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 etc. the parameters shall be got revised from time to time.

**The salient features of the scheme are as under:**

| Sr. No. | Description   | Clubbing Parameters<br>(Area in sq. mtr.) |                    |            |         |
|---------|---|---|--------------------|------------|---------|
| 1       | Plot area   | 1780.00                                   |                    |            |         |
| 2       | Deduction   |   |                    |            |         |
|         | (a) Road set back   | 107.44                                    |                    |            |         |
| 3       | Balance plot area   | 1672.56                                   |                    |            |         |
| 4       | Plot area for FSI   | 1780.00                                   |                    |            |         |
| 5       | Permissible FSI   | 3.00                                      |                    |            |         |
| 6       | Total BUA permissible   | 5340.00                                   |                    |            |         |
| 7       | Basic Plot potential (Zonal FSI 1.00 on Net Plot area)  | 1780.00                                   |                    |            |         |
| 8       | "Protected area" as per Reg. 30(c.) of DCPR-2034  | 86.30                                     |                    |            |         |
| 9       | Balance area that can be utilized under Reg.33(11) = (Total BUA permissible – Basic Plot Potential - Protected BUA) | 3473.70                                   |                    |            |         |
| 10      | PTC BUA that can be proposed under Reg. 33(11) of DCPR-2034. (9 x 50%)  | 1736.85                                   |                    |            |         |
| 11      | Incentive Sale permissible against the Additional BUA proposed for PTC T/s under Reg. 33(11) of DCPR-2034 (9 x 50%) | 1736.85                                   |                    |            |         |
| 12      | Maximum permissible FSI   | Zonal FSI                                 | Incentive Sale FSI | PTC FSI    | Total   |
|         |   | 1.00 + Protected                          | 50% of (9)         | 50% of (9) | 3.00    |
| 13      | BUA as per Zonal FSI  | 1780.00                                   | --                 | --         | 1780.00 |
| 14      | Protected BUA as per Reg.30(C)  | 86.30                                     | --                 | --         | 86.30   |



|    |  |         |   |  |         |
|----|--|---------|---|--|---------|
| 15 | Additional BUA permissible under Reg.33(11) of DCPR-2034 |         | 1736.85   | 1736.85  | 3473.70 |
| 16 | Total BUA Permissible                                    | 1866.30 | 1736.85   | 1736.85  | 5340.00 |
| 17 | After clubbing Max. BUA permissible.                     | 1866.30 | 3473.70<br>=<br>(1736.85<br>incentive<br>sale BUA<br>of scheme<br>+ 1736.85<br>sale BUA<br>transferr<br>d from<br>scheme<br>no.1) | Nil<br>=<br>(1736.85<br>PTC BUA<br>transferr<br>d to<br>scheme<br>no. 1) | 5340.00 |
| 18 | Total Sale BUA Permissible after clubbing                | 5340:00 |   |  |         |
| 19 | No. of PTC Tenements                                     | Nil     |   |  |         |

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by 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 / L.S. are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. Details of land ownership: - plot bearing C.T.S. No. 2476 & 2476/1 to 8 of Village Eksar, Taluka Borivali, at S.V.P. road, Rokadia Lane, Borivali (West), Mumbai-400 092 is Private Land.
6. Details to Access: As per remarks of A.E. (Survey), plot under reference is directly accessible from two nos. of existing road i.e., Rokadia Lane road of 13.40 mt. wide sanctioned R.L. by E.E. (T&C) and Rokadia Cross Lane road of 9.00mt. wide Sanctioned R.L. by A.E. Survey
7. Details of D.P. Remarks: As per D.P.-2034 Remarks issued by MCGM, the plot u/r is situated in Residential Zone(R) and is not reserved for any public purpose.
8. The Developer shall pay Infrastructural Development charges @ 2% of R.R. Rate as prevailing on the date of issue of LOI or such amount as decided by Govt of Maharashtra to the Slum Rehabilitation Authority in accordance with time schedule for such payment as may be laid down by the Authority.



9. The Developer shall submit various NOCs, if and as applicable from the concerned authorities, to the Office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
10. The Developer 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, 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.
11. 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.
12. The IOA/Building plans will be approved in accordance with the DCPR 2034 and prevailing rules, policies and conditions at the time of approval.
13. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
14. The proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
15. That you shall submit the Registered Undertaking from developer, before granting C.C. to the Sale bldg.,
  - i) Not to misuse Part terrace.
  - ii) Not to misuse Entrance Lobby.
  - iii) Not to misuse Stilt.
  - iv) Not to misuse Fitness centre.
16. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
17. That you shall get yourself registered under MAHA-RERA Act.
18. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/ DMC(SWM) for providing segregation Centres/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



19. That the developer shall ensure compliance 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.
20. That you shall submit 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 Developer.
21. That you shall abide all the proceeding/orders of court of law or any judicial/quasi-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.
22. That you shall pay premium towards an unearned income equal to 40% of difference of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
23. That you shall demarcate the scheme plot from CTSO/DSLR before granting CC to the sale building.
24. That you shall submit demarcation of the road setback area before granting Further CC to the bldg. in the scheme.
25. That you shall develop the road set back area as per MCGM specification after obtaining the remarks of E.E. (Roads) planning & the developed road setback area shall be handed over to MCGM & P.R. Card shall be transferred in the name of MCGM before granting CC of the last 25% of sale BUA of Sale bldg.
26. That the sale CC will be released in co-relation of PTC tenements progress.
27. That you shall submit NOC from E.E. (T & C) of M.C.G.M for parking layout, NOC from Ch. Eng. (M & E) of M.C.G.M for mechanical parking & structural stability certificate from registered structural engineer for mechanical parking arrangement before granting further C.C. to the Sale building under reference.
28. That you shall submit NOC from Ch. Eng. (M & E) of M.C.G.M for mechanical ventilation System before OCC to the bldg. under reference.



29. That you shall submit the NOC from the concerned Electric Supply Co. before granting Further CC to the sale bldg. under reference.
30. That you shall submit NOC from CFO before plinth C.C. to the sale building under reference.
31. 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.
32. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.
33. That you shall submit a Registered Undertaking from developer before plinth C.C. for those dependent parking's proposed in the scheme u/ref. stating that they will be owned by single owners and any complaints regarding this will not be bear by SRA and its staff or any other relevant departments and will not be responsible for the same.

If applicant Developer/L.S is 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,

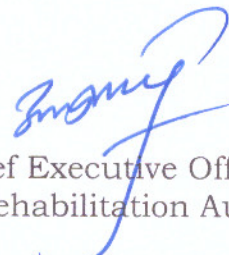
*sd/-*

Chief Executive Officer,  
Slum Rehabilitation Authority.

Hon'ble CEO (SRA) has approved the LOI

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "R/C" 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 LOI on SRA website.

*for*   
Chief Executive Officer,  
Slum Rehabilitation Authority.