



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/344/KE/STGL/LOI

Date:

23 JUL 2021

1. **Architect** : Shri. Vikas V. Date of
M/s. Shreeya Services Pvt. Ltd.
A-2, Galaxy CHS. Ltd., Gr. Floor,
Bhandar Lane, Off T.H. Kataria Road,
Mahim (W), Mumbai-400 016.
2. **Developer** : M/s. S. R. Dantal
303/B-wing, Shanti Niwas CHSL.,
Natwar Nagar Road No. 5,
Jogeshwari (East), Mumbai-400 060.
3. **Society** : "Jai Bhavani SRA CHS. Ltd"

Sub : Proposed S.R. Scheme on plot bearing CTS Nos.67 & 67/1 to
43 of village Mogra at Ranewadi, Jogeshwari (E), Mumbai -
400060.

Ref : SRA/ENG/344/KE/STGL/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 all conditions mentioned in Letter of Intent issued under No. SRA/ENG/344/KE/PL/LOI shall be complied with.
2. 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.
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	Last approved LOI dtd. 17/08/1999	Proposed revised parameters
1.	Gross plot area for S.R. Scheme	2514.40	2514.40
2.	Total Deduction for	---	---
(i)	Any Reservation (DP- Play Ground) P.G. (999.54 x 35%)	101.34	349.84
	Total deduction	101.34	349.84
3.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R.- 2034.	2413.06	2,164.56
4.	Addition for FSI purpose	----	----
5.	Total plot area for FSI purpose	2413.06	2,164.56
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of D.C.P.R.- 2034	2.50	3.00
7.	Incentive FSI: 1:1 i.e. less than 01 Ha. in Jai Bhavani SRA CHS Ltd. Land Rate as per R.R. 2020-21 : ₹ 66,080/- for scheme. Construction Rate as per R.R. 2020-21 : ₹ 30,250/- for scheme	N.A.	1:1
8.	Rehab Built up area (excluding areas under staircase & common passage)	2805.86	3556.95
9.	Rehabilitation Component	3155.59	3835.02
10.	Permissible Sale Component	3155.59	3835.02
11.	Sale BUA proposed in-situ	3155.59	3835.02
12.	Total BUA proposed to be consumed in-situ	5961.45	7422.06
13.	FSI proposed to be consumed/ in-situ	2.47	3.42
14.	Spill over TDR generated in the scheme	Nil	
15.	No. of Eligible slum dwellers to be accommodated in scheme.		
	Eligible Rehab Residential	60 Nos.	61 Nos.
	Eligible Rehab Comm.	Nil	Nil
	Eligible Rehab Resi. Cum Comm.	Nil	Nil
	Eligible Existing Amenity	Nil	Nil
16.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of D.C.P.R.- 2034.	52 Nos.	46 Nos.
17.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of D.C.P.R.- 2034.		
	Provisional PAP Residential	Nil	04 Nos.
	Provisional PAP Commercial	Nil	Nil
	Provisional PAP Resi. Cum Comm.	Nil	Nil
	Non-eligible Religious structure & Existing Amenity	Nil	Nil

4. 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/AGRC and if directed by Competent Court /AGRC 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 land (Previously Private Land)
6. Details to Access :- M/s. Hindu Friend CHS Ltd. has given access, to the plot u/r. by providing 4.26 mt. wide Right of Way which is passing through C.T.S. No. 14 of Village Ismalia.
7. That you shall pay premium @ 25% of Ready Reckoner rate for land belonging to State Government in installments as per clause 1.11 of Reg.33(10) of DCPR 2034.
8. That you shall submit fresh right of way from M/s. Hindu Friend CHS. Ltd. for minimum access of 3.60 mt., before issue C.C. to the Composite building.
9. Details of D.P. Remarks :- R- Zone.
10. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034 and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
11. 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 Estate Manger at Slum Rehabilitation Authority 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.
12. The Amenity Tenements as mentioned in salient features condition no.3 above 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.

Sr. No.	Amenity	Amenity handed over to be
1	Balwadi	Handed over to the Woman and Child Welfare Department, Government of Maharashtra.

2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Health Centre	Handed over to the MCGM.
5	Fitness Centre	Handed over to the slum dwellers society.

13. 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.
14. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
15. The Developer shall submit & adhere to 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.
16. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to composite building as mentioned below :-
 Plot area up to 4000 sq.mt. → 36 months.
 In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
17. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- 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.
18. 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.
19. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. 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.

22. That you shall get D. P. Road / set back land demarcated from A.E. (Survey)/ D.P., T. & C. department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
23. 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.
24. 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.
25. 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 Department.
26. That the cognizance of Govt. Notification dtd.28.08.2019 shall be taken & the conditions mentioned in the Notification to be followed scrupulously.
27. That you shall incorporate a clause in Registered agreement of buyers mentioning therein that, they shall not create any dispute in respect of Rehab parking spaces provided in Sale building and no complaints in this regard shall be filed to SRA administration.
28. That you shall incorporate a condition in the agreements 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 as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.
29. That you shall submit self-certified structural audit certificate from registered structural engineer at the time of application for occupation certificate & structural stability certificate from registered structural

engineer having minimum experience of 5 years for rehab building at the end of defect liability period or application for release of bank guarantee.

30. 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.
31. That you shall abide with 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.
32. That you shall register with Rera authority as per Rera act & submit copy of the same.
33. That you shall execute the Lease Agreement before asking Plinth C.C

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



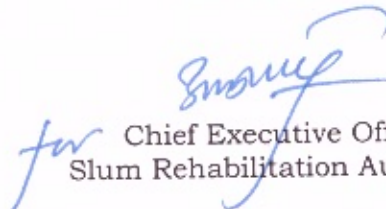
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Addl/ Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,



for Chief Executive Officer
Slum Rehabilitation Authority