



SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0268/20230111/LOI

Date:

26 SEP 2023

1. **Architect** : Shri Vishwas Satodia
1102/B-wing, 11th Floor,
Shah Arcade -II, Rani Sati Marg,
Malad (E), Mumbai -400 097.
2. **Developer** : M/s. Zee Developers Pvt. Ltd.
701 & 702, 7th floor, Balaji Business Centre,
Ram Milan society, Subhash Road,
Vile Parle (E), Mumbai-400057.

Sub.:- Issue of clubbing LOI : Proposed S.R scheme on non-slum plot bearing F.P no. 26 & 28 of TPS IV & IV-A of Village Vile Parle (E), Taluka Vile Parle, at Tejpal Road, Vile Parle East, Mumbai-400057 under Reg. 33 (11) of DCPR-2034, for "Mulji Mistry CHS Ltd". **(S.R. Scheme no.1)**

Clubbed with

S.R. Scheme on the plot bearing C.T.S. No. 254, 254 / 1 to 124 of Village Bandivali, at Caves Road, Jogeshwari (E), K/East Ward, Mumbai: -400 060. for "Shree Saikrupa SRA Co-op Housing Society (Prop.)". **(S.R. Scheme no.2)**

Ref.: 1) KE/PVT/0268/20230111/LOI **(S.R. Scheme no.1)**
2) SRA/ENG/2905/K-E/PL/LOI **(S.R. Scheme no.2)**

Gentlemen,

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 **Letter of Intent (LOI)** subject to the following conditions.

1. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
2. 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.	Item	Proposed Area (in Sq. mtr.)			
1	Plot area	1474.90			
2	Deduction				
	(a) Road set back	-			
	(b) Area kept in abeyance (Due to discrepancy in existing theatre reservation area)	46.01			
3	Balance plot area	1428.89			
6	Add. for F.S.I.-	-			
7	Plot area for FSI	1428.89			
8	Maximum permissible FSI	Zonal FSI (A)	Incentive Sale FSI (B)	PTC FSI (C)	Total
		1.00	Upto 1.50	Upto 1.50	4.00
9	Maximum permissible BUA	1428.89	2143.33	2143.33	5715.56
10	Maximum BUA proposed	1428.89	1885.18	1885.15	5199.25
11	Maximum FSI proposed	1.00	1.319	1.319	3.638
10	After clubbing Max. BUA permissible.	1428.89	3770.36 = (1885.18 incentive sale BUA of scheme + 1885.18 sale BUA transferred from scheme no.2)	Nil = (1885.18 PTC BUA transferred to scheme no. 2)	5199.25
11	BUA to be proposed after clubbing	5199.25		Nil	5199.25
12	No. of PTC Tenements	-	-	-	-

3. 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/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.

4. Details of land ownership:- As per the Property Rule Cards, the plot under reference belongs to M/s. Zee Developers Pvt. Ltd.
5. Details to access:- The plot under reference is accessible from 13.40 mtr. wide R.L. by A.E.(S) (Tejpal Road) and 18.30 mtr. wide R.L. by E.E. (T & C).
6. Details of D.P. Remarks:- As per DP-2034 Remarks, the plot under reference is situated in residential zone.
7. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of Ready reckoner rate per Sq.mts. to the Slum Rehabilitation Authority as decided by the Authority.
8. The Developer shall hand over clubbing PTC tenements proposed in subjected clubbed S.R. Scheme no.2 within one month after grant of OCC. The said PTC tenements to 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.
9. The PAP/PTC tenements shall be marked as a PAP/PTC tenement on front doors prominently. After completion of the building, PAP/PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
10. The Developer shall submit various NOCs from the concerned authorities including that from MOEF if applicable in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
11. 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 up to 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 to be obtained from the CEO/SRA with valid reasons.
12. The Developer shall submit the duly notarized Indemnity Bond on Rs.500/- 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

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of litigation with the slum dwellers/property owners or any others before IOA in a prescribed format.

13. 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.
14. The IOA/Building plans will be approved in accordance with the Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
15. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
16. 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.
17. 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.
18. That the developer/owner 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.
19. That the provision for treating the wet waste in situ will have to be made and a clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/ organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM.
20. That you shall submit RERA registration certificate before asking Further C.C to the sale building.
21. 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/Owner.

22. That the registered joint undertaking from both the Developer M/s. Zee Developers Pvt. Ltd. and M/s. Nexus Builders shall be submitted stating therein that the Partners/directors of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners/Directors of both the developer firms and also indemnifying the SRA & its staff from any litigations, damages, risk, accident, claims, etc. against the same.
23. That the scrutiny fees for Layout/Sub-division will be paid before issue of IOA of the sale building.
24. That you shall submit NOC from CFO before asking Further CC to sale bldg. in S.R. Scheme under reference.
25. That you shall submit the NOC from Civil Aviation Dept. before asking Further C.C. to sale building in S.R. Scheme under reference.
26. That the Developer shall pay premium with regards to interchanged of BUA of Sale Component due to clubbing of two schemes as specified in Reg. 33(10)/Reg. 33(11) of DCPR-2034 amended up to date, on account of an unearned income equal to 40% of difference of sale value of shifted BUA of PTC component as per ASR. The premium shall be paid to SRA in two stages, 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant clauses of Reg. 33(10)/33(11) of DCPR-2034.
27. That, the C.C. to the equivalent sale component in scheme under reference will be granted in co-relation of constructed clubbing PTC component transferred to S.R. Scheme no.2 and the full occupation permission to the equivalent sale component in the S.R. Scheme no.1 will not be granted till the final handing over of equivalent clubbed PTC tenements in S.R. Scheme no.2 to the SPPL/Competent Authority.
28. That a condition will be incorporated in the agreements of END USERS/PURCHASERS 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. The SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.

29. That you shall obtain correction for the reservation of existing Cinema Theatre (ESA3.2) for the S.R. Scheme from D.P. Dept. of MCGM. Till that no FSI benefit will be given for said 46.01 sq. mtr. of affected plot area.
30. That you shall take the cognizance of SRA Circular No. 209 & 210 dated 01/08/2023 and comply accordingly.

If applicants Society/Developer/Owner are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the modified DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

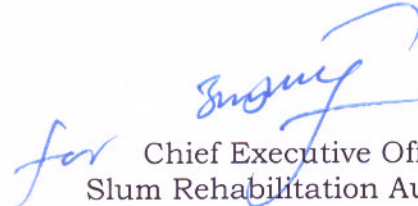


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority