



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1999/PN/PL/LOI

Date: - 6 JUN 2023

1. **Architect** : Shri. Vishwas Satodia
1102/B-wing, 11th upper floor, Shah Arcade-II,
Rani Sati Marg, Malad (E), Mumbai-400097.
2. **Developer** : M/s. Amity Constructions
A/11, 1st floor, Dattani Towers, Kora Kendra,
S. V. Road, Borivali(W), Mumbai- 400 092.
3. **Society** :
 - 1) Hari Om SRA Malad CHS Ltd.
 - 2) Jai Santoshi Mata CHS (prop.)
 - 3) Om Sai SRA CHS (prop.)
 - 4) Seva Nagar CHS (prop.)
 - 5) Shri. Swami Samarth CHS (Prop.)
 - 6) Kasambag Rahivashi Sangh CHS (prop)
 - 7) Sant Rohidas Charmakar Mandal CHS (prop.)
 - 8) Randalmata Vighnaharta SRA CHS (Prop.)
 - 9) Shree Mangalmurti SRA CHS (Prop.) &
 - 10) Sahayog SRA CHS Ltd.

Sub.: Issue of Revised LOI-For amalgamated S.R. Scheme on slum & non slum plot bearing C.T.S. No. 91 of village Kurar & CTS No. 387, 387/1 to 24, 388, 388/1 to 53, 389, 389/1 to 9, 390A, 390A/1, 390C, 391A, 392 of village Malad (E) & C.T.S no. 598, 599, 599/1 to 15, 600, 600/1 to 3, 601, 602, 602/1 to 228 of village Pahadi, Goregaon, Tal. Borivali, at Western Express Highway Malad (E), Mumbai for **A)** "Hari Om SRA Malad CHS Ltd." **B)** (1) "Jai Santoshi Mata SRA CHS (prop.)" (2) "Om Sai SRA CHS (prop.)" (3) "Seva Nagar CHS (prop.)" (4) "Shri. Swami Samarth SRA CHS (Prop.)" (5) "Kasambag Rahivashi Sangh CHS (prop)" (6) "Sant Rohidas Charmakar Mandal CHS (prop.)" (7) "Randalmata Vighnaharta SRA CHS (Prop.)" (8) "Shree Mangalmurti SRA CHS (Prop.)" & **C)** "Sahayog SRA CHS Ltd." under Reg. 33(10) for slum and under Reg. 30 & 32 for non-slum as per Clause 7.1 of Reg. 33(10) of DCPR-2034.

Ref.: SRA/ENG/1999/PN/PL/LOI

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Scheme and on basis of documents submitted by applicant, this office is pleased to

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issue in principal approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. This LOI supersedes the earlier LOI issued u/no. SRA/SRA/ENG/1999/PN/PL/LOI dated 23/08/2018.
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 document.
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, PAP etc. the parameters shall be got revised from time to time.

Sr. No.	Description	Revised scheme parameters		
		Slum Plot	Non-slum Plot	Total (sq. mtr.)
1	Plot area	36115.40	4591.70	40707.10
2	Deduction for -			
	a) Setback area of D.P. Roads	12087.32	1463.46	13550.78
	b) Reservations:			
	i) Play Ground (ROS1.4) Slum (2978.22 x 35%) = 1042.38 Non slum (337.98 x 70%) = 236.59	1042.38	236.59	1278.97
	ii) Garden/Park (ROS1.5) Slum (7467.29 x 35%) = 2613.55 Non slum (560.04 x 70%) = 392.03	2613.55	392.03	3005.58
	Total (a + B)	15743.25	2092.08	17835.33
3	Net plot area	20372.15	2499.62	22871.77
4	Net area of plot for computation of T/S density.	20372.15	-	-
5	Addition for FSI	15743.25	628.62	16371.87
6	Total Plot Area for FSI Purpose	36115.40	3128.24	39243.64
7	Max. in situ Permissible F.S.I.	4.00 or sanctioned whichever more	2.40 (1.00 Zonal + 0.90 TDR + 0.50 additional FSI by premium)	-
8	Permissible FSI for non-slum plot as per sanctioned modification in Reg. 30(A) (3) (a) of DCPR-2034 as per the Govt. of Maharashtra	-	3.00 FSI	-

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	notification u/no. TPB-4319 /Pra. Kra.25/2019 /Navi-11 dtd. 24/11/2021 (i.e. 7 x 1.25 times)			
9	Max. BUA permissible in-situ	144461.60 or more	9384.72 {i.e. 3128.24 (Zonal) + 2815.42 (3128.24 x 0.90 TDR) + 1564.12 (3128.24 x 0.50 by premium+ 1876.94 (BUA permissible upto 1876.94 on road setback area)}	153846.32
10	Rehab BUA	72876.98	-	72876.98
11	Rehab passages & Amenity Area	17459.28	-	17459.28
12	Rehab Component	90336.26	-	90336.26
13	Sale Component (12 x Incentive BUA-1.20 for slum plot)	108403.51	10434.70 {i.e. 3128.24 (Zonal) + 2815.42 (3128.24 x 0.90 TDR) + 1564.12 (3128.24 x 0.50 by premium+ 2926.92 {road setback- 1463.46 x 2 times)}	118838.21
14	Total BUA sanctioned for the project	181280.49	10434.70	191715.19
15	Total BUA sanctioned for the project	5.02	3.33	-
16	Sale BUA permissible in-situ	108403.51	9384.72	117788.23
17	TDR generated against balance incentive on Road setback (14 - 16)	-	1049.98	1049.98
18	No. of Rehab t/s. as per Reg. 33(10) i) Rehab Resi.---- ii) Rehab R/C.---- iii) Rehab Comm.-	851 nos. 02 nos. 36 nos.		851 nos. 02 nos. 36 nos..
19	Provisional PAP tenements considered as against non- eligible tenements i) Rehab Resi.----- ii) Rehab R/C.----- iii) Rehab Comm.---	1129 nos. 12 nos. 197 nos.	-	1129 nos. 12 nos. 197 nos.
20	a. Balwadi----- b. Welfare Center	09 nos. 09 nos.	-	09 nos. 09 nos.

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	c. Society Office—	22 nos.		22 nos.
	d. Skill Dev. Center	09 nos.		09 nos.
	e. Library	09 nos.		09 nos.
	f. Fitness Center	01 no.		01 no.
21	A) BUA of buildable reservation	-	-	-
	B) Area of non-buildable reservation			
	i) Setback of D.P. Roads	12087.32	1463.46	13550.78
	ii) Play Ground (ROS1.4)	1042.38	236.59	1278.97
	iii) Garden/Park (ROS1.5)	2613.55	392.03	3005.58

4. The 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 provided 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 liable for action under version provision of IPC 1860 and section and Indian Evidence Act 1872.
5. Details of land Ownership: - Private Land. The plot under S.R. Scheme belongs to M/s. Amity Constructions.
6. Details to Access:- The plot under reference is directly accessible from 18.30 mtr. wide D.P. Roads (3 Nos.) & 9.15 Mtr. wide D.P. Road & their Junctions.
7. Details of D.P. Remarks:- As per D.P./Survey Remarks, the plot under S.R. Scheme is situated in Residential Zone (R) and reserved for Garden/park (ROS1.5), Play Ground (ROS1.4) and also affected by 03 nos. of 18.30 mtr. wide D.P. Roads, 12.20 mtr. wide D.P. Road & 9.15 mtr. wide D.P. Road and their junctions.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for tenements in S.R. Scheme and shall also pay Infrastructural Development charges at the rate of 2% of ready Reckoner rate as prevailing on the date of issue of LOI per sq. mtr. such an amount as may be decided by GOM from time to time shall be paid by the Owner/Developer/Society/NGO for the BUA over and above the Zonal (basic) FSI (excluding fungible compensatory area), for the rehabilitation and free sale components.
9. The Developer shall hand over PAP tenements if any within one month 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 27.88 sq. m. 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.

10. The amenity tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features 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 bldg. handing over /Taking over receipt shall be submitted to SRA by the developer.
11. 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.
12. 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.
13. The developer shall submit 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.
14. 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.
15. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of OCC to rehab building. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
16. The Developer, Architect 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.
17. 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

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terms and conditions as may be decided by Slum Rehabilitation Authority.

18. A) The Society/Developer/Architect 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 by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. 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.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. Rehab/Sale Building:-
 - 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 issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab building. Entire cost shall be borne by the developer 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 shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer, 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 building.

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- Entire maintenance cost shall be borne by the developer 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.
22. The developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg. The security deposit bank guarantee deposited with the SRA will be released thereafter.
23. That the plot boundary demarcation from competent authority shall be submitted for the S.R. Scheme under reference & if the plot area varies then the scheme will be revised accordingly.
24. That you shall submit the demarcation of setback of D.P. Roads before asking Plinth CC to the buildings abutting roads and same shall be handed over to MCGM free of encroachment before asking C.C. to the last 10% of sale BUA in S.R. Scheme under reference.
25. That the demarcation & Concurrence from D.P. Dept. of MCGM for the relocation & reconstruction of boundaries of reservation of Play Ground (ROS1.4) & Garden/ Park (ROS1.5) shall be submitted before asking Plinth C.C. to sale building in S.R. Scheme under reference.
26. That the Development Agreement shall be executed between Developer and Sahyog SRA CHS Ltd. and the same shall be submitted before asking Plinth C.C. to the proposed building on plot of Sahyog SRA CHS Ltd. in S.R. Scheme under reference.
27. That you shall submit the P.R. Card in the name of Govt. of Maharashtra and Sahayog SRA CHS as a lessee. In case you fail to submit the same then the 25% land premium payment will not be adjusted in future payments.
28. That you shall submit the certification of area of rehab commercial PAP tenements from Dy. Collector (Enc. & Rem.) Malad whose area is not mentioned in certified Annexure-II and revise the LOI scheme parameters accordingly before granting C.C. to the last 10% of sale BUA in S.R. scheme.
29. That you shall submit the P.R. Cards or 7/12 in the name of developer & P.R. cards for plot bearing CTS No. 387, 387/1 to 7, 387/9 to 24 showing mutation entry of Sahyog SRA CHS as lessee before asking Further C.C. to the last 10% of Sale BUA in S.R. Scheme.
30. That the Joint Measurement plan from CTSO (Competent Authority) (Malad village & Kurar village) shall be submitted for the plot falling outside the boundary before asking C.C. to the last 25% of sale BUA in S.R. scheme under reference.

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31. That, the developer shall submit registered undertaking stating therein that, they will obtain the joint measurement plan from CTSO (MSD) for the plot area outside the village boundary and if any deviation found, then the revise scheme parameters will be got approved and will not ask any compensation from SRA and indemnify CEO (SRA) & its staff against any loss, damage, litigation for the same.
32. That the Remark from Electric Co. & NOC from CFO shall be submitted for the proposed electric substation/receiving station before asking Further C.C. to sale building in S.R. Scheme.
33. That the IOA for full potential of sale BUA with utilization of TDR & additional FSI will be granted only after purchase of permissible TDR & payment of premium for additional FSI in S.R. Scheme under reference.
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 and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
35. That the Conveyance/Lease Deed for rehab component and sale component or composite component shall be executed before Building completion certificate (BCC) respectively.
36. That the owner/developer shall incorporate a clause 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 if any.
37. That the developer shall ensure compliance of the provision of building & other construction 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 1A 127961/2018 on SWM (c) No(s) 1/2015.
38. That you shall submit the Registered Undertaking stating therein that the adequate safety measure shall be taken during entire construction activity as per recommendations of Registered Structural Consultants & Geotechnical Consultants or any other consultants required as per specific site conditions. The entire responsibility in this regard shall be vest with the Developer.
39. That the 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


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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.

40. That the NOC/Clearance from S.E.A.C. & S.E.I.A.A. of MOE & F will be obtained for S.R. Scheme under reference.
41. That the remark from concerned authority for the buffer line of Metrorail will be submitted before asking CC to rehab building no.1.
42. That you shall submit the NOC/permission from MCGM regarding well in S.R. Scheme under reference.

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 DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

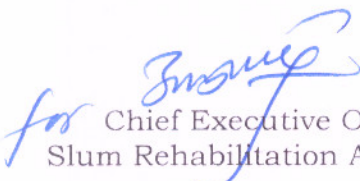
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner, "P/N" Ward, M.C.G.M.
4. Dy. Collector of (Enc. & Rem.), M.S.D.
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.


for Chief Executive Officer
Slum Rehabilitation Authority