



SLUM REHABILITATION AUTHORITY

No. KE/PVT/0245/20200630/LOI

Date: **28 JUL 2021**

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. Milan Interbuilt Pvt. Ltd.
G-3B, Swapnalok Appt.,
Off. New Nagardas Road, Mogra Lane,
Opp. Wilson Pen Co., Andheri (E),
Mumbai-400 069.

Sub.:- Issue of LOI : For S. R. Scheme for the redevelopment of building known as "Krishna Bhuvan" on non slum plot bearing CTS No. 141/A, 141/A/1 to 28 of Village Mogra, Opposite Udyog Industrial Estate, Parsi Panchayat Road, Andheri (E), Mumbai-400069 under Reg. 33 (11) of DCPR-2034.

Ref.: KE/PVT/0245/20200630/LOI

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	1775.00				
2	Deduction					
	(a) Road set back	220.88				
3	Balance plot area	1554.12				
4	Add. for F.S.I. -	-				
5	Plot area for FSI	1554.12				
6	Permissible FSI	4.00				
7	Total BUA permissible	6216.48				
8	Permissible BUA on road setback as per Reg. 30 read with Reg. 32 (setback area 220.88 x 2)	441.76				
9	Permissible BUA for PTC (Total permissible BUA - Zonal FSI - Road setback BUA)/2)	2110.30 {i.e. (6216.48 - 1554.12 - 441.76) = 4220.60/2}				
10	Maximum permissible FSI	Zonal FSI	Road setback FSI	Incentive Sale FSI	PTC FSI	Total 4.00
11	Maximum permissible BUA	1554.12	441.76	2110.30	2110.30	6216.48
12	Proposed BUA	1554.12	441.76	2086.64	2133.96	6216.48
13	Total Sale BUA	4082.52			-	4082.52
14	No. of PTC Tenements in lieu of PTC BUA proposed	-	-		59 nos.	59 nos.

- 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.
- Details of land ownership:- As per the P. R. Cards and Development agreement & Power of attorney documents, the plot under reference belongs to Developer M/s. Milan Interbuilt Pvt. Ltd.
- Details to access:- The plot under reference is accessible from 12.20 wide existing road to be widened to 18.30 mtr.

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6. Details of D.P. remarks:- As per D.P. of 2034 & A.E. survey remarks, the plot under reference is situated in Residential Zone & affected by existing 12.20 mtr. wide existing Road which is to be widened 18.30 mtr. as per R.L.
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 PAP/PTC tenements within one month after grant of OCC. The said PAP tenements as mentioned in salient features condition no.2 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.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 tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
10. That developer shall hand over PTC tenements if any within one month after grant of OCC. The said PTC tenements as mentioned in salient features condition no.2 above be handed over to the SPPL or any designated Govt. Authority, each of carpet area 27.88 sq. mtr. free of Cost.
11. 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.
12. 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.

13. 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.

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14. 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.
15. 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.
16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
17. 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.
18. 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.
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 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.
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, mechanical parking system, 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.
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/PTC 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 you shall submit RERA registration certificate before asking Further CC to the sale/composite building.
 24. 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.
 25. That the scrutiny fees for Layout/Sub-division will be recovered before issue of IOA of the composite building.
 26. That you shall submit NOC from CFO before asking Further CC to composite bldg. in S.R. Scheme under reference.
 27. That you shall submit the Remark from Electric Co. before obtaining Further C.C. to composite bldg.
 28. That the Registered Undertaking from developer shall be submitted stating therein that, the Fitness Centre will not be misused & the

same will be handed over to the Society of flat purchasers for the use of them.

29. That you shall submit N.O.C from E. E (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking or NOC's as stipulated in EODB Circular and NOC from CFO before granting Further C.C. to composite bldg.
30. That you shall submit the NOC from Civil Aviation Dept. before asking Further C.C. to composite building in S.R. Scheme under reference.
31. That you shall submit single/separate P.R. Cards with mutation entry reflecting name of developer before asking C.C. to the last 25% of sale BUA in S.R. Scheme.
32. That the D.P./existing Road set back shall be handed over before asking Further CC to the last 25% of sale BUA approved in the scheme and separate P.R.C. in the name of M.C.G.M. for proposed set back of D.P./existing roads shall be submitted before asking OCC to sale wing in composite building.

If applicants Society/Developer/L.S. 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,

— Sd —

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