



SLUM REHABILITATION AUTHORITY

No.: H-W/PVT/0107/20230531/LOI

Date : **12 JUL 2023**

- Architect** : Smt. Leena Churi of M/s Essaar Group,
B/105,106, Shivam Square,
Sahar Road, Andheri (East),
Mumbai -400069.
- Developer** : M/s Dev Land and Housing Pvt. Ltd
Dev Plaza, 10th Floor,
S. V Road, Andheri (W),
Mumbai - 400058.
- Subject** : Grant of Clubbed LOI to the proposed Slum Rehabilitation Scheme under reg 33(11) of DCPR 2034 on the plot Bearing CTS Nos. 328/A & 328/B with corresponding F.P.No. 82/11, TPS- Santacruz II, of Village Bandra for Padbidri Deep Prakash CHS Ltd. **(Scheme 1)** by clubbing it with Slum Rehabilitation Scheme under reg. 33(10) of DCPR 2034 on Plot bearing CTS No. 418A(pt),418/541(pt), 418/545 - 548, 418/566-567, 418//568(pt), 418/569-572, 418/574(pt), 418/576(pt), 418/636-677, 418/678(pt), 418/679-680, 418/681(pt), 418/682(pt), 418/683-714, 418/715(pt) & 418/716(pt) of Village Bandra (East) at Aliyaware Jung Marg, Bandra (East). for Bandra (East) Ghausia Compound CHS Ltd. **(Scheme 2)**

Gentleman/Madam,

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

1. This letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
2. This LOI is valid for the period of 03 (Three) months. 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. That you shall restrict the built-up area meant for sale in the open market and built-up area for PTC Tenements as per the scheme parameters as per the statement given below;

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The salient features of the scheme are as under:

Sr No	Area Statement of Scheme 1	Particulars			
1	Plot Area	741.00			
2	Deduction				
i)	Setback Area	32.44			
ii)	Total Reservations	32.44			
3	Net Plot Area	708.56			
4	Additions for F.S.I.:				
	Setback Area	32.44			
	Total Reservations	32.44			
5	Plot Area for FSI	741.00			
6	Max Permissible FSI on plot	Zonal	PTC	Sale	Total
		1	1.5	1.5	4
7	Max Permissible BUA	741	1111.5	1111.5	2964
8	PTC Component Transferred to Scheme 2	--	-1108.97	--	
9	Sale BUA proposed	741	--	1108.97	1849.97
10	Sale BUA Transferred from Scheme 1 in lieu of transfer of PTC	--		1108.97	1108.97
11	Total BUA Proposed	741	--	2217.94	2958.94
12	FSI Consumed	3.99			
13	No of PTC Tenements to be shifted to Bandra (East) Ghausia Compound CHS Ltd.	16 T/s + 5 Amenities			

- That you shall make provision of 21 number of PTC tenements including amenities of carpet area 27.88 sq. mt. for residential Unit in the S.R.Scheme for Bandra (East) Ghausia Compound CHS Ltd. and hand over the same to Slum Rehabilitation Authority free of cost. The PTC tenements shall be marked as a PTC Tenement on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
- 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.
- That you shall bear the cost of carrying out infrastructure works right up to the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.

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7. That you shall not block existing access 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.
8. 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 hand 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.
9. That you shall get the plot boundaries demarcated from City Survey Officer (SRA) before starting the work as per DCPR 2034 Regulation No. 37 (24), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C of sale building.
10. The Developer shall complete the project within the stipulated time period from the date of issue of CC to the composite 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 be obtained from the CEO/SRA with valid reasons.
11. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under Regulation No. 33(11) and with specific mention on plan of the PTC building and project affected persons nominated by the Concerned Authority.
12. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation / property owners or otherwise.
13. That you as Architect / Developer shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect/Licensed Surveyor stating reasons for delay.

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14. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect/Licensed Surveyor with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
15. That this Letter of Intent is issued on the basis of plot area certified by the Architect/Licensed Surveyor and other relevant documents. In the event of changes of any of the above parameters during actual site survey by City Survey office SRA then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 4.00 FSI u/s. 33(11).
16. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33 (11) upon land, which is not your property.
17. That the Arithmetical/Typographical error if any revealed at any time shall be corrected on either side.
18. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
19. Labour Cess of one percent of total cost of construction (excluding land cost) shall be paid before issue of plinth C.C to the bldg. u/r.
20. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
21. That you shall bear the cost towards displaying the details of date of issue of important document like LOI, C.C., O.C.C. on SRA website.
22. The owner/Developer shall display the name at site before starting of the work giving the details such as name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI & IOA.
23. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dated. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

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24. 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.
25. That you shall get the name of the owner corrected in the P R Cards as Padbidri Deep Prakash Co- Op Hsg. Soc before asking for further CC to the building.
26. That you shall submit NOC from B.E. (M&E) as per the provisions of EODB Circular no. 177/187 for the mechanical ventilation of the Artificial Ventilation ducts before asking for further CC to the building.
27. That you shall submit Self-Declaration Certificate for every 3 months stating the progress of the work is as per approved plans.
28. That you shall install C.C.T.V. Cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I.T. officer
29. 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 Dept.
30. A period of four weeks & submit the certificate to this office that you shall register the said project with MAHA- RERA Authority within for office record.
31. That Developer shall ensure compliance of the provision of building and other construction worker (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No (s) 1/2015.
32. That you shall submit Registered undertaking from developer stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future.
33. That you shall submit the NOC from CFO before issue of CC to building u/ref.

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

Yours faithfully,

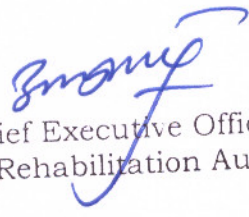
-Sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "H/W" Ward, BMC
2. Assistant Assessor & Collector, "H/W" Ward, BMC
3. Chief Engineer (Development Plan), BMC
4. A.E./W.W. of BMC.
5. ✓ I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority