



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1115/KE/ML/MHL/PL/LOI

Date: **5 FEB 2020**

1. **Architect** : Shri Anand V. Dhokay of
M/s. Anand V. Dhokay Architect & Designer
F-63, "Palm Acres", Mahatma Phule Road,
Mulund (East), Mumbai-400 081.
- ✓ 2. **Developers** : M/s. Omkar Ventures Pvt. Ltd,
M/s Omkar Realtors Andheri Project Pvt. Ltd.,
M/s. Nirman Realtors Pvt. Ltd, M/ s Golden Age
Infrastructure M/s. Vimal Associates and
M/s. Mass Erector
3. **Society** : **Amalgamated Scheme of :**
i. Maharashtra Ekta C.H.S.
ii. Bismillah C.H.S.
iii. Sahara Sangam 1-8 CHS
iv. Unity SRA CHS.
v. Dream Home SRA CHS
vi. Shri Sai Ashirwad CHS
vii. Welcome SRA
viii. Sahara Sangam 1-A CHS
ix. Nehru Nagar SRA CHS
x. Ashiyana Sector-ICHs
xi. Ashiyana Sect-II CHS
xii. Ashiyana Sect-III CHS
xiii. Prem Nagar SRA CHS
xiv. Basera SRA CHS
xv. Prem Nagar Ekta CHS
xvi. Prem Nagar Rahiwasi Sangh SRA CHS
xvii. Jogeshwari Shivdarshan SRA CHS Ltd.
xviii. Amina Nagar CHS
xix. Banda Nawaz SRA CHS
xx. Abdul Sattar Rahiwasi SRA CHS.
xxi. Adarsh SRA CHS
xxii. Milap SRA CHS
xxiii. New Star India SRA CHS.
xxiv. Ashiyana Sector-IV S.R.A CHS
xxv. Ashiyana Sector-V S.R.A CHS
xxvi. Aman CHS.
xxvii. Jhula Garden SRA CHS
xxviii. Evershine SRA CHS
xxix. Jagruti SRA CHS
xxx. Prem Nagar Rahiwasi SRA CHS
xxxi. Shivraj SRA CHS

SRA/ENG/1115/KE/ML/MHL/STGL/PL/LOI

- xxxii. Janta Colony SRA CHS
- xxiv. Gulistan SRA CHS
- xxv. New Maharashtra SRA CHS

Sub: Revised LOI for proposed joint implementation of S.R.Scheme on land bearing C.T.S. Nos. 324 (Maharashtra Ekta C.H.S.), 325, 326 & 327(pt), 327/1 to 4, 328 & 328/1 to 4 of Village Mogra (Bismillah C.H.S.) and C.T.S. Nos.144(pt), 144/ 31 & 32, 145(pt), 145/192 to 203, 145/226 to 237, 145/238 to 241, 145/251 to 333, 145/338 & 339 (Sahara Sangam 1-B C.H.S.), C.T.S. Nos.146(pt),146/25 to 33, 146/35 to 41, 146/58 to 68, 146/70 & 71, 146/73 to 75, 146/82, 146/84, 146/86 to 284 of village Majas (Unity SRA CHS), C.T.S. Nos. 141(Pt), 141/148, 141/223(pt), 141/225(pt), 141/227(pt), 141/231(pt), 141/235(pt), 141/245(pt), 141/247 to 331, 141/378 of Village Majas (Dream Homes SRA CHS.),142(pt), 142/1 to 8, 142/77 to 91,142/140 (Sai Aashirvad C.H.S.), 142(pt), 142/9 to 12, 142/21 to 65, 144(pt), 144/1 to 8, 144/10, 144/12, 145(pt), 145/8 & 9, 145/21 to 28, 145/41 to 51, 145/65 to 78, 145/84, 145/85 & 145/87 (Welcome C.H.S.), 145(pt), 145/1 to 20, 145/30 to 40, 145/52 to 60, 145/80 to 83 (Sahara Sangam 1-A C.H.S.), C.T.S. No.141(pt), 141/1, 141/3, 141/5 to 14, 141/51, 141/52, 141/60 to 85, 141/93 & 141/94 of village Majas. (Nehru Nagar SRA CHS), 135(pt), 135/1 to 15, 135/ 58 to 77, 135/99 to 102, 135/147 to 151, 135/154 (Ashiyana Sector I C.H.S.), 135(pt), 135/152, 135/153, 135/155 to 189, 136(pt), 136/3 to 19 (Ashiyana Sector-II C.H.S.), 135(pt), 135/14 & 15, 135/16 (pt),135/17 to 25, 135/27 to 29, 135/31 to 34, 135/74(pt), 135/76(pt), 135/77(pt), 135/78 to 93, 135/103 to 141, 135/143 to 146, 135/147(pt), 135/149 to 151(pt) of Village Majas (Prem Nagar SRA C.H.S.), C.T.S. No.. 135(Pt), 135/35 to 57, 135/190 to 212, 135/220 and 135/221 of Village Majas, (Ashiyana Sector III C.H.S) , C.T.S. No. 138(pt.), 138/1 to 118, 138/120 to 139, 138/159, 138/240 to 248, 138/249 to 253, 136(pt.), 136/1 to 2 of Village Majas, (Basera C.H.S) ,139(pt), 139/36 to 139/38, 139/103,139/222(pt),139/239(pt), 139/240, 139/241, 139/252, 139/301, 139/304(pt), 139/305(pt), 139/306(pt), 139/307,139/308(pt),139/309 to 318, 139/320 to 325, 139/326(pt), 139/327 to 360, 139/361(pt), 139/362 to 373, 139/374(pt), 139/381 to 385, 139/394(pt), 139/395(pt), 140(pt), 140/98(pt), 140/99(pt) of Village Majas, (Prem Nagar Ekta C.H.S), 139(pt), 139/210(pt), 139/212(pt), 139/213(pt), 139/326(pt), 139/327(pt), 140(pt), 140/10(pt), 140/35, 140/36(pt), 140/37 to 140/42, 140/51(pt), 140/53, 140/54(pt), 140/55, 140/56, 140/61 (pt), 140/62, 140/64(pt), 140/65(pt), 140/66, 140/67(pt), 140/68(pt), 140/69 to 140/87, 140/91, 140/93 to 140/97, 140/98 (pt), 140/99(pt), 140/100, 140/102 to 140/123, 140/124(pt), 140/125 to 140/152, 140/157 to 140/160, 140/161(pt), 140/162 to 140/172, 140/173(pt), 140/179(pt), 140/192(pt), 140/196(pt), 140/408, 140/409 of Majas Village (Prem Nagar Rahiwasi Sangh C.H.S), 140, 140/1 to 551 (Jogeshwari Shivdarshan SRA C.H.S.) CTS Nos. 154/A(pt) & 155/B (Amina Nagar C.H.S.) 147(pt), 147/26 to 147/218 (Banda Nawaz) C.T.S. No. 148, 148/1, 149, 150, 150/1 to 2, 151, 151/1 to 4, 152, 152/1 to 4, 153, 153/1 of Village Majas (Abdul Sattar Rahiwasi SRA CHS), C.T.S. No. 139(pt), 139/360 to 376, 139/394 to 473 and 139/662 of Village Majas (Adarsh SRA CHS), C.T.S. No. 142(pt), 142/13, 142/66 to 76, 142/93 to 103, 142/106 to 115, 142/126, to 137, 142/139, to 143, 144(pt), 144/9 &11, 144/13 to 30, 145(pt), 145/108 to 111, 145/165 to 168, 145/192, to 195, 145/337 to 339 of Village Majas (Milap SRA CHS), C.T.S. No. 141(pt), 141/127 to 135, 141/139 to 147, 141/149 to 221, 141/228 to 246,

SRA/ENG/1115/KE/ML/MHL/STGL/PL/LOI

141/262 to 268, 141/295, 141/316 to 331 of Village Majas, (New Star India SRA CHS), 135(pt), 135/332 to 135/335, 135/348 to 354, 136(pt), 136/20 to 136/43, 136/56 to 136/78, 136/80 to 136/83, 136/87, 136/89, 136/91, 136/95, 136/96, 136/98 to 136/105, 136/108 to 130, 137(pt), 137/1 to 16, 137/19 to 137/62, 137/70 to 137/73, 137/140 to 137/154 (Ashiyana Sector-IV S.R.A CHS), 135(pt), 135/216 to 135/218, 135/219 (pt), 135/222 to 242, 135/247 to 297, 136(pt), 136/44 to 136/55, 136/84 to 136/86, 136/88, 136/90, 136/92, 136/93, 136/97, 136/106, 136/107, 136/131 to 136/146 (Ashiyana Sector-V S.R.A CHS), Non Slum partly encroached Land bearing CTS nos. 346, 346/1 to 6, 347, 349, 349/1 & 2, 350, 351, 351/1, 352, 352/1 & 2 & 431 of Village Mogra, C.T.S. Nos. 147(part), 147/241 to 305, (Jhula Garden SRA CHS), C.T.S. Nos. 138(part), 138/40 to 238 (Evershine SRA CHS), C.T.S. Nos. 137(part), 137/82 & 89, 137/93 to 139 (Jagruti SRA CHS), C.T.S. Nos. 135(part), 135/313 to 319, 135/321 to 331, 135/336 to 347, 135/335 to 396 (Prem Nagar Rahiwasi SRA CHS), C.T.S. 329(pt), 329/1 to 120, 329/122 to 132, 329/136 to 145, 329/159, 329/160, 327(pt) of village mogra and CTS no.147(pt), 147/1 to 3 of Village Majas (Aman SRA CHS), C.T.S. no. 141(pt), 141/1 to 141/12, 141/15 to 141/50, 141/53 to 141/56, 141/60, 141/141(pt), 141/382(pt), 142(pt), 142/13 to 142/21 and adjoining existing roads (Shivraj SRA CHS), C.T.S. no. 141(pt), 141/332 to 376, 378(pt), 140(pt), 147(pt), (Janta Colony SRA CHS), C.T.S. no. 141(pt), 141/332 to 376, 378(pt), 140(pt), 147(pt), (Gulistan SRA CHS), 140(pt), 140/153 to 140/156, 140/161, 140/173 to 140/279, 140/406, 136/606 to 139/609 (New Maharashtra SRA CHS)

Ref : SRA/ENG/1115/KE/ML/PL/LOI dated 17/05/2017.

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)** for grant of FSI **4.78** (Four point Seven eight) in accordance with Regulation no. 33(10) of DCPR-2034, out of which maximum FSI 4.78 will be allowed to consume for amalgamated Scheme in situ subject to final eligibility from competent Authority.

This revised LOI is issued in continuation-with earlier LOI issued on 20.08.2009, 15.11.2011, 19.01.2017 and revised LOI issued under even number on 17.05.2017. It stands modified subject to the following conditions.

1. 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.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one building of the project then this LOI will remain valid till validity of IOA/CC.

SRA/ENG/11 15 / KE/ML/MHL/STGL/PL/ LOI

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 hutments etc. The parameters shall be got revised from time to time.

Sr. No.	Description	Slum Plot (Areas in Sq. Mtr.)	Non- Slum Plot (Areas in Sq. Mtr.)	Total
		Reg. 33(10)	Reg.32	

1	Plot Area as per triangulation (approved LOI dt 17.5.2017)	113291.51	30619.10	143910.61
	Plot Area as per FSI Computation (approved LOI dt 17.5.2017)	97797.44	30619.10	128416.54
	Area of CTS no. 3 of village Ismalia carved out for submission of NOC from Police Authorities	2028.80	0.00	2028.80
	Inclusion of Additional 9 Societies	25569.23	0.00	25569.23
	Total Plot Area	121213.82	30619.10	151832.92
2	Deductions of Area under D.P. Road & Road Setback (Excluding area under E.P. Roads)	19196.92	6720.58	25917.50
3	Net plot Area for calculating Amenity Open Space [(1)- (2)]	102016.90	23898.52	125915.42

4	Amenity Open Space to be proposed as per Reg. 14 (A) (ii) of DCPR 2034			12091.54
(i)	(as per 33(10) 35% to be proposed)			
(ii)	Area under reservation excluding D.P.road			5240.37
(iii)	Total AOS to be proposed (i) - (ii)			
As per Reg. 14. A.3.(b); If the area under DP reservation to be handed over to MCGM (excluding the DP Road/ Road set back) is more than the required area of amenity as per this Regulation, then the provision for amenity shall not be necessary.				

5	Deduction of Reservations as per RDDP 2034 dtd 8th May 2034 for calculating tenement density			
	(a) D.P. Road & Road Setback (Excluding area under E.P.Roads)	19196.92	6720.58	25917.50
	(b) EE 1.1+ (Designation of MO MAP PG)	2462.51	0	2462.51
	(c) RSA1.1 (Desingation of MRM)	218.76	0	218.76
	(d) RH 1.3+ (MH + D)	275.23	0	275.23
	(e) ROS 1.4	307.90	0	307.90
	Total Deduction	22461.32	6720.58	29181.90

SRA/ENG/1115/KE/ML/MHL/STGL/PL/LOI

6	Net Plot Area for FSI	98752.50	23898.52	122651.02
8	Deduct 15% RG	0	3584.78	3584.78
9	Balance Plot Area	98752.50	20313.74	119066.24

10	Addition for FSI purpose			
	(a) D.P. Road & Road Setback (Excluding area under E.P. Roads)	19196.92	0	19196.92
	(b) EE1.1+ (Designation of MO MAP PG)	2462.51	0	2462.51
	(c) RSA1.1 (Desingation of MRM)	218.76	0	218.76
	(d) RH 1.3+ (MH + D)	275.23	0	275.23
	(e) ROS 1.4	307.90	0	307.90
	Total Addition	22461.32	0	22461.32
11	Plot area for FSI purpose (8+9)	121213.82	20313.74	141527.56
	Additional FSI by paying premium = 0.5	0	10156.87	0
L1b	Additional FSI by paying premium= 0.7	0	14219.62	0
11 c	Additions for D.P. road area (2 x 7488.41)	0	13441.16	0
11 d	Permissible BUA for Non slum plot	0	37817.65	0
12	FSI Permissible	4	1	0
13	Total Permissible BUA on Site	484855.28	37817.65	522672.93

14	Total Proposed Rehab BUA	220841.01	0.00	220841.01
15	Proposed Amenities (B-W-S)	7520.86	0.00	7520.86
16	Proposed passage area	67943.17	0.00	67943.17
17	Existing amenities	2808.96	0.00	2808.96
18	Total Rehab Component (14+15+16+17)	299114.00	0.00	299114.00

19	Sale Component ratio as per LR/RC ratio as per Reg.33(10) (VIII) 3.6 of DCPR 2034	1.20	0.00	0.00
20	Sale Component as per Reg.33(10) (VIII) 3.6 of DCPR 2034	358936.80	0.00	358936.80
21	Sale BUA permissible In-Situ	358936.80	37817.65	396754.45
22	Total BUA sanctioned for Project	579777.81	37817.65	
23	FSI sanctioned for Pro.kct	4.78	1.86	

24	Slum Dwellers to be Rehabilitated under DCPR Reg. 33(10)		
A	Tenents / Users	Nos	
	1. Residential	5779	
	2. Commercial	882	
	3. Resi cum Comm.(RIC)	31	
	4. Religious Structure	32	
	5 Social /Ex.Amenities	78	

SRA/ENG/1115 / KE/ML/MHL/STGL/PL/ LOI

	6. Others	150	
B	Amenities to be provided		
	Balwadi	45	
	Welfare Center	45	
	Society Office	58	
	Yuva Kendra	27	
	Health Center	27	
	Community Hall	7	
	No.of PAP generated	0	
	Total Tenements Proposed	6952	
	Total Tenements proposed including Amenities	7161	

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/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.
5. **Details of land ownership:-**
The slum plot under the amalgamated Scheme is owned by MCGM, MHADA & Private
6. **Details of Access:-**
The amalgamated scheme is accessible by the amalgamated scheme is accessible by 18.30 meter and 13.40 meter wide proposed D.P roads which will be developed while implementing the S.R. Schemes. It is also accessible by network of existing roads.
The non-slum plot which is partly encroached plot adjoining to the amalgamated slum plot is accessible by 13.40 wide meter D.P. Roads. As per road status submitted by Architect, the existing roads are maintained by MCGM.
7. **Details of D.P. Remarks:-**
As per SRDP 2034, the plot under reference is Designated for E.E.1.1+ (MO MAP PG), RSA1.1 (Municipal Retail market) & reserved for RH 1.3+ (Municipal Maternity Home & Dispensary) part of larger reservation, R.R. 2.1 (rehabilitation & Resettlement, ROS 1.4 (Play Ground). It is also affected by 13.40 m wide & 18.30 m wide proposed D.P roads. It is situated in 'Residential Zone-(R).
8. If the land is owned by Government or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897 /CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. क्र. झोपुयो-२००८/प्र.क्र.-२३६/झोपुयो-१/दिनांक-०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.

SRA/ENG/1115/KE/ML/MHL/STGL/PL/LOI

9. The Developer shall pay to Govt. or MCGM or to all concerned Competent Authority, all the fees, charges, royalties premium etc. in accordance with prevailing rules and Regulations, laws & acts, as applicable and levied by them
10. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.} to the Slum Rehabilitation Authority as per Circular no.7 dated 25/ 11/ 1997 as decided by the Authority or as revised by Competent Authority from time to time prevailing on the day of grant of IOA.
11. The Developer shall hand over PAP tenements if any within three months after grant of OCC, generated in the S.R. Scheme after finalization of eligibility, before granting OCC to Sale building. 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.
12. The Amenity Tenements of Anganwadi/Balwadi 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 developers.
13. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future till issue of C.C. to last Sale building in the layout by the competent Authority , after amending plans wherever necessary or as may be directed.
14. The Developer shall submit required various NOCs including S.E.A .A. (E.C.) 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 .
15. When the project land is public land and the IOA is not obtained within valid period of LOI then the developer is liable to pay interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Scheduled Rates at IOA stage.
16. If it is noticed that less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
17. 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:-

SRA/ENG/1115/KE/ML/MHL/STGL/PL/LOI

Plot area up to 4,000 sq.mt.	→ 36 months.
Plot area between 4,001 to 7,500 sq.mt.	→ 60 months.
Plot area more than 7,500 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.

18. The developer shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme within six months after granting occupation to the respective rehab building
19. The Developer and chief promoters 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.
20. The Developer shall take necessary measures to secure the plot under the scheme and prevent further encroachments. 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 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.
21. A) The chief promoter of the society and Developer 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 newspapers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
22. The IOA/Building plans will be approved in accordance with the modified Development Control Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
23. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
24. That the Amenity Tenements i.e. 45 Balwadi, 45 Welfare Centre, 58 Society Office, 27 Yuva Kendra, 27 Health Center & 07 Community Hall shall be handed over to the slum dwellers society to use for specific purpose only.
25. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

26. That you shall submit NOC from MOEF for environmental clearance before granting C.C. of rehab / Sale bldg. beyond construction area adm. 20,000 sq.mt.
27. That you shall get the demarcation of proposed 18.30 m. & 13.40 m. proposed D.P. roads and road widening, designation of MAP & S&S, Combined Designation of MO, M&P & PG and & Designation of MRM. Reservation of Municipal Maternity Home cum Dispensary (MH+D) etc. as stated in condition no. 7 of from competent Authority i.e. MCGM and after construction of buildable reservation and D.P. roads shall be handed over to MCGM / Competent Authority.
28. That you shall submit Remarks/NOC/ concurrence from the competent Authority regarding development of buildable reservations/ designations etc. if any incorporated in sanctioned revised D.P. 2034 before approval of the plans for buildable reservation/designation or before C.C. to last Sale Building whichever is earlier. Further, the amenity as per the provisions of Regulation No. 14 shall be developed and handed over to MCGM / competent authority.
29. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab building.
30. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage which it is insisted upon by the concerned Executive Engineer.
 - i. A.A & C K/East Ward.
 - ii. H.E. NOC.
 - iii. CFO NOC.
 - iv. Tree Authority.
 - v. Dy. Ch.E. (SWD) W.S.
 - vi. Dy. Ch.E. (S.P.P & D) w.s.
 - vii. Dy. Ch.E. (Roads) W.S.
 - viii. Civil Aviation Authority.
 - ix. Electrical supply Company.
 - x. MTNL Mumbai.
 - xi. PCO NOC.
 - xii. M&E N.O.C.
31. That you shall get the plot area confirmed by obtaining C.T.S.O. demarcation before issue of further C.C of sale building in layout.
32. 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.
33. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future till C.C. to last sale building in the layout by the competent Authority, after amending plans wherever necessary or as may be directed.

SRA/ENG/1115/KE/ML/MHL/STGL/PL/LOI

34. The Developer shall submit various NOC's 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.
35. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
36. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme after finalizing the allotment of Project Affected Persons (PAP) if any and within six months after occupation of respective rehab building by the Competent Authority they shall be accommodated as members of registered society.
37. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of concerned ward to assess the property tax.
38. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of this approval, else the provision of clause No 2.8 of reg. 33 (10) of DCPR-2034 are applicable.
39. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work or as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
40. That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector by allotting them residential tenements of carpet area of 27.88 sq.mt. and/or residential-cum -commercial of carpet area of 27.88 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 Sq.mt. or actual area, whichever is less, free of cost and constructing the same as per building specifications/norms/building bye -laws.
41. That you shall submit layout and get approval for the same before obtaining IOA to second Building in the Layout.
42. That you shall submit the P.R. Cards with area mentioned in words duly certified by superintendent of land records for amalgamated / subdivided plots before obtaining C.C. for last 25% of built up area
43. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. 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.

44. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
45. That the rehabilitation component of scheme shall include.

1.	5779	Numbers of Residential tenements
2.	882	Numbers of Commercial tenements
3.	31	Numbers of Resi cum Commercial tenements
4.	32	Religious Structure
5.	45	Numbers of Balwadi
6.	45	Numbers of Welfare Centre
7.	58	Numbers of Society office
8.	07	Numbers of community Hall
9.	27	Numbers of Yuva Kendra
10.	27	Numbers of Health center
11.	78	Number of Social / Existing Amenities.
12.	150	Others
13.	00	Number of Provisional PAP at this stage
14.	7161	Total

Amenity tenements to be handed over to Society to use for specific purpose only.

46. That the layout R.G. shall be duly developed before obtaining occupation of sale building.
47. That 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. In the event of any deviation in the area of the plot during plot demarcation by O.D.L.R./City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot.
48. 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 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.
49. This Letter of Intent gives no right to avail of extra FSI granted under regulation no. 33(10) of DCPR-2034, upon land, which is not your property.
50. 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.
51. That you shall pay development charges separately for sale built up area as per provisions as per cl.124 E of M.R. & T.P. Act. 1966.
52. That the lease agreement with the land owning Authority shall be executed before obtaining for occupation permission to sale building in the scheme.

SRA/ENG/1115/KE/ML/MHL/STGL/PL/LOI

53. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
54. 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 DTD.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.
55. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab/ composite building and Sr. No. in Annexure – II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
56. That you shall bear the cost towards displaying the details such as Annexure – II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
57. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dated 14/10/2004.
58. High Rise Rehab Building :
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/ 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 Rehabilitation / Composite 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. Eng. (S.R.A.)/E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
 - e. That the developer shall install firefighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall

execute tri-partite registered agreement between Developers, 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 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.

- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer/ educational institute.
59. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
60. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.
61. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
62. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period.
63. That you shall obtain NOC from electric supply company regarding size and location of substation before CC to sale building.
64. That you shall submit CFO NOC for substation before granting C.C. to sale building in scheme.
65. That the Tri-partite agreement shall be submitted within the period of three months from the date of registration of the Society.
66. That you shall submit structural drawings design and calculations for stability of slab of U.G. tank etc. before CC to sale building.
67. That you shall submit Structural stability certificate for rehab buildings all ready constructed for conversion of carpet area of 25.00sq.mt. to 27.88 sq.mt. before re-endorsement of C.C. to the respective building.
68. That you shall submit NOC from E.E. (T & C) of MCGM for parking layout CFO MCGM, Ch.Eng. (SWD) & Ch.Eng. (M & E) on Lower ground & basement before plinth CC to sale building.
69. That you shall submit Registered Undertaking for not misusing

SRA/ENG/1115 / KE/ML/MHL/STGL/PL/ LOI

- 1) Entrance lobby, 2) The greater height of stilt except for the purpose of stack parking 3) Stilt/Podium for car parking 4) Demolish the plinth if required as per CFO NOC 5) The covered pocket area 6) The toilet proposed for rehab commercial shops before C.C. to the buildings and 7) incorporate condition agreement not to hold SRA responsible against any litigations arising from prospective buyers regarding inadequacy of size of habitable room. 8) For tripartite agreement with society etc. as stated in respective condition. 9) To comply the conditions of MOEF NOC before requesting the C.C. up to 20.000 sq.mt. 10) That you shall handover fitness centre to the registered Co-Op. Hsg. Soc. Appt. Owners Association of the sale bldg. Only. 11) That you shall hand over the Society of site of sale bldg. to purchasers of sale bldg.
70. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
71. That the 51% written agreements of eligible slum dwellers shall be submitted before requesting for C.C. of buildings of respective societies. However, the eviction proceedings shall not start before submission of 51% written agreements of eligible slum dwellers.
72. That S.R. Scheme has been approved taking all slum dwellers into consideration as per *certified slum plan and Draft Annexure-II*, and per provisions of Cl. 3.12 (C) of Regulation no. 33(10) of DCPR-2034, if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum Rehabilitation Scheme then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of rehabilitating non-protected occupants before 1st January 2011. Thereafter remaining tenements if any, shall be used for the purpose of transit tenements or PAP or for pavement dwellers in slum rehabilitation area or non-protected occupants pt January 2011 from other slums and distribution would be done as per policy decided by the Government of Maharashtra or slum dwellers from other areas and its distribution may be done as per policy decided by Government of Maharashtra. Accordingly, the scheme parameters shall be revised as per final eligibility before approval of last sale building in the S.R. Scheme.
73. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further C.C. to Composite Building in the scheme.
74. That the work shall not be carried out between 10.00 ptn to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provisions of Notification issued by Ministry of Environment & Forest Dept.

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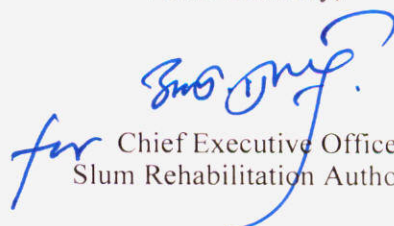
75. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
76. That the developer shall submit the certified Annexure-II for Non-Eligible tenements as provisional PAP's before asking OCC Sale Bldg.
77. That you shall ensure placement of requisite segregation Centre/ organic waste converter (O.W.C) in the scheme consultation with DMC (SWM) /MCGM to avoid dumping of waste into landfill site.

Additional LOI conditions:

- 1) That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
- 2) That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
- 3) As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
- 4) As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
- 5) That you shall pay the non-refundable Legal charges as per office order u/ no. SRA/LA/Office Order/ 126/2016 dtd. 22/02/2016 before issuance of further approvals.
- 6) That you shall construct tenements in shear wall technology as per Circular No. 154.
- 7) That you shall submit Eligibility of the undecided tenements before asking plinth C.C. to last Sale Building and accordingly the LOI parameters shall get revised.
- 8) Compliance of condition in circular issued by GOM dtd. 28.08.2019.

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

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

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