



SLUM REHABILITATION AUTHORITY

No.: R C/MCGM/0023/20210505/LOI

Date:

5 OCT 2021

Architect : M/s. Aspire Architect & Consultant
B/1003, Sant Tukaram CHS Ltd.,
Opp-W.E. Highway,
Near Teachers Colony,
Bandra (East) Mumbai 400 050.

Developer : M/s. Shubhyuvi Infrastructure LLP
201, Nivan, 2nd floor,
S.V. Road, Opp. Poddar International
School,
Khar (W) Mumbai. 400 052.

Society : "Gaondevi Rahivashi SRA CHS (Prop.)".

Subject: Issue of LOI- Proposed Slum Rehabilitation Scheme under Reg. 33(10) implemented on land bearing F.P. No. 526 (pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai-400092 for "**Gaondevi Rahivashi SRA CHS (Prop.)**"

Reference: R-C/MCGM/0023/20210505/LOI

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 **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 draft 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 bldg. of the project then this LOI will remain valid till validity of IOA/CC.
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 etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:.

Sr. No.	Description	Area (in sq.mt.)
1.	Total plot area	5110.28
2.	Deductions for a) Road Set back Area b) Any Reservation(RSA1.2) Municipal School) (1045/4= 261.25	nil 261.25
3.	Net Plot area (1-2)	4849.03
4.	Deduction for POS as per Reg. 14 (if any)	84.85
5.	Balance plot area	4764.18
6.	Addition for FSI purpose	--
	2a) 100% (set-back) - nil	261.25
	2b) Any Reservations	84.85
	2c) POS as per Reg. 14 (if any)	5110.28
7.	Total Area	4.00 FSI or sanctioned FSI whichever is higher
8.	FSI permissible	20441.12
9.	Permissible floor area	10493.45
10.	Rehab Built up area for 310 nos. of tenement	4451.55
11.	BUA under common passages, Society Offices, Welfare Centres & Balwadi	55,480/-
12.	Land rate (Rs. / per sq. m)	30,250/-
13.	Construction cost (Rs. / per sq. m)	1.83
14.	Basic ratio	1.15
15.	Incentive FSI	14945.00
16.	Rehabilitation Component (8+9)	17186.75
17.	Sale Component in the scheme(considering incentive ratio 15 x 16	27680.20
18.	Total BUA approved/ sanctioned for the Scheme (10+17)	5.41
19.	FSI Consumed on plot (27/1)	105
20.	No. of slum dwellers to be accommodated a. Rehab Resi. 92, Comm.13	
21.	Reservations to be handed over to MCGM i) Municipal School ii) AOS (as per Reg. 14(A)	1045.00 84.85
22.	Total Nos. of PAP T/s generated in the scheme as per Cl. 3.12(C) of Reg. 33(10) of DCPR, 2034.	211 Nos.

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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 :- Land bearing F.P. No. 526 (pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai-400092, belongs to MCGM.
6. Details to access :- Plot Accessible by road having average width existing 9.15 m & 13.40 m wide proposed D.P. roads
7. Details of D.P. remarks :- As per D.P. Remark the plot under S.R. Scheme is situated in R-Zone and reserved RSA 3.7 (Leisure Park) The is reserved for Municipal Primary School & Partly Play Ground.
8. If the land is owned by Govt. 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. झोपुयो2008/प्र.क्र.236/ झोपसू-1 दिनांक-02/07/2010 and as per Circular no.114 dated 19/07/2010.
9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
10. The Developer shall hand over PAP tenements if any within three months 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.
11. The Amenity Tenements of Anganwadi as mentioned in salient features above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129.

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Welfare Centre, Society Office as mentioned in salient features 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.

12. 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.
13. 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.
14. 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.
15. When the project land is on public land and the IOA is not obtained within the validation period of LOI i.e. within 3 months then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
16. If it is noticed regarding 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 :-

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.
18. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
19. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum

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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 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.
21. 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) with in 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.
22. 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.
23. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
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 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.
26. 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.
27. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
28. 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.
29. That you shall construct tenements in shear wall technology as per Circular No.154.

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30. That you shall submit Eligibility of the undecided tenements before asking plinth C.C.
31. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab wing.
32. That you shall submit the NOC from CFO, NOC from E.E.(T & C) and NOC from Ch. Eng. (M&E) of MCGM before asking plinth C.C. to Sale wing of Composite Building.
33. That the rain water harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times,. Failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built up area shall be leviable.
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 & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
35. 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
36. That Developer shall ensure compliance of the provision of building & 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.
37. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly , complied with the requirement of SWM of MCGM on site .
38. That you shall obtain the Concurrence of Buildable Amenities provided for Municipal Primary School for MCGM before plinth C.C. & the same shall be handed over to MCGM free of cost restrict Sale BUA upto 25% till the handing over of same to MCGM.
39. That you shall submit undertaking the area of fitness centre shall not be misused and shall be handed over to the registered society of sale wing free of cost and servant toilet will not be misused or sold out.
40. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.

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41. That you shall incorporate condition in agreement with prospective buyers/END USERS, that the building is constructed with deficient open spaces, inadequate room sizes & inadequate size of AVS, the prospective buyers shall not take objection for the same, RUT with this effect shall be submitted.
42. That you shall submit the NOC from electric supply Company for providing supply from nearby substation before granting plinth C.C. to composite building bldg. u/r.
43. That the compliance of all the conditions mentioned in circular issued by GoM dt. 28.08.2019 relevant to amendment in Section 15A of Slum Act 1971, shall be complied with.
44. That the developer shall submit the certified Annexure-II for non Eligible tenements as provisional PAP's before asking OCC Sale Bldg.
45. That you shall submit the signature of eligible commercial tenements on the plan for size & location of their respective tenements before granting Plinth C.C. to Rehab bldg. u/r.
46. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI etc.
47. That you shall submit Registered 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 the Developer.
48. That you shall submit registered undertaking stating that, if there is any change/modifications suggested by concerned Authority, accordingly developer revised LOI.
49. That you shall submit concurrence from Concerned Department reservation of MCGM of "Municipal School" before asking further CC of last 25% of Sale BUA in said S R Scheme.
50. That you shall submit demarcation of 9.15 m & 13.40 m Road from A.E. (Survey) 'RC' ward and Ex. Eng. (T & C) before insisting further C.C.
51. That you shall obtain P R card with area correction before granting further CC of Sale wings.
52. That you shall abide with all the processing /orders of court of law or any judicial/cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.

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53. As the land u/r. falls within 10.0 km buffer from the boundary Eco-sensitive zone of Thane creek Flamingo sanctuary, prior permission from the National Board of Wild Life is mandatory for all the development/construction work as per the letter from Dy. Forest Conservator, Thane Forest Division vide letter dt. 09/4/2021.

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)