



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2985/FN/STGL&ML/LOI

Date: 12 MAY 2019

1. **Architect** : Shri. Manoj Vishwakarma of
M/s. DOT Architects
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.
M.K. Marg, Kalanagar, Bandra (E),
Mumbai - 400051.
2. **Developer** : M/s. Sejal Shakti Realtors LLP.
Sejal Encasa, 173/174, S.V. Road,
Opp: Bata Show Room, Kandivali (W)
Mumbai - 400067
3. **Society** : Nirmal Nagar Co. Op. Hsg. Soc. (prop.).

Subject: Revised LOI for the S. R. Scheme on plot bearing C.S. No. 6 (pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division with Amalgamation of adjoining slum plot bearing C.S. No. 16(pt.) of Salt Pan Division & small portion of C.S. No. 12(pt.) of Sion-Division , Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

Reference: SRA/ENG/2985/FN/STGL & ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. No. 6 (pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division with Amalgamation of adjoining slum plot bearing C.S. No. 16(pt.) of Salt Pan Division & small portion of C.S. No. 12(pt.) of Sion-Division , Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd., this office is pleased to inform you that, this **Revised Letter of Intent** are considered and approved for the sanctioned **FSI of 5.44 (Five Point Four Four Only)** in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

All the other conditions mentioned in the earlier LOI issued u/No. SRA/ENG/2985/FN/STGL&ML/LOI dated 17/11/2016 will be superseded by this Revised LOI.

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1. 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.	Particular	Slum Plot
1	Plot Area	26376.38
2	Deductions for	
	a. Garden Park (ROS 1.5)	255.43
	b. Reservoir (EMS 5.1)	326.52
	c. Reservoir (EMS 5.1) + Municipal Staff Quarter (ER 1.1)	556.60
	Total	1138.55
3	Net area of plot for computation of t/s density (1-2)	25237.83
4	Gross Plot area considered for FSI (2+3)	26376.38
5	Rehab Built up area	57858.67
6	Common Pass. & Amenity structure	13417.41
7	Rehab component (8 + 9)	71276.08
8	Sale component (7 x 1.20)	85531.30
9	Total BUA approved for the Scheme (5+8)	143389.97
10	FSI sanctioned for the scheme (9÷3)	5.44
11	Sale BUA permissible in situ	85531.30
12	Total Sale Fungible Permissible (11 x 35%)	29935.96
13	Sale permissible in situ including Fungible FSI (11+12)	115467.26
14	Nos. of slum dwellers to be re-accommodated	1628 Nos.
	Rehab Residential	01 Nos.
	Residential Cum Comm.	75 Nos.
	Rehab Comm.	07 Nos.
	Existing Religious Structures	
15	Amenities	07 Nos.
	Balwadi	07 Nos.
	Welfare center	07 Nos.
	Yuva Kendra	07 Nos.
	Health Center	01 Nos.
	Community Hall	17 Nos.
	Society office	
16	Nos. of PAP generated in the scheme	Nil
17	TDR, If generated	Nil

2. This Revised 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 of 1860 and Indian Evidence Act.1872.

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3. **Details of land ownership:** As per remarks from DSLR (Mumbai City) the land bearing C. S. No. 6 (Pt.), 16 (Pt.) to 21 (Pt.) of Salt Pan Division belongs to State Government of Maharashtra & C. S. No. 12 (Pt.) of Sion Division belongs to MCGM.
4. **Details to access:** As per Survey Remarks and D. P. remarks 2034 the plot under reference derives access from proposed 27.41 Mtrs. Wide D.P. Road.
5. **Details of D. P. Remarks:** As per the D. P. Remarks 2034, the plot for S. R. Scheme under reference falls in Residential zone. having reservations of Garden Park (ROS 1.5), Reservoir (EMS 5.1) & Reservoir + Municipal Staff Quarter (EMS 5.1 + ER 1.1), Green Belt (ROS 2.7), Monorail buffer, and High Tension Power Lines above Green Belt (ROS 2.7) & it is affected by the 27.41 Mtrs. wide D. P. Road & Road having undefined width.
6. If the land is owned by Govt. or public body the Developer/ Society 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 under No. TPB/4308/897/CR-145/08/UD-11 of 16/4/2008 in respect of Slum Rehabilitation Scheme being undertaken on public land belonging to State Govt. and as per the stages as mentioned in the SRA Circular No. 114 dated 02/07/2010.
7. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 840/- (City) per Sq. Mtrs. to the Slum Rehabilitation Authority as per Circular No. 7 dtd. 25/11/1997 or as decided by the Authority.
8. 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. Mtrs. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, the PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
9. The Amenity Tenements of Balwadi/ Anganwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Health Center, Yuva Kendra, Community Center, Society Office 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/Sale bldg. handing over/ Taking over receipt shall be submitted to SRA by the developer.
10. The conditions, if any, mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied with and compliances thereof shall be submitted to this office at appropriate stages.

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11. 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.
12. 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.
13. When the project land is on public land and the IOA is not obtained within the validation period of LOI, 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.
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 shall be obtained from the CEO (SRA) with valid reasons.

15. The Chief Promoter / Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of O.C.C. of 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. 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.
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 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 issue 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

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& 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 new DCPR 2034 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. 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.
22. That you shall submit demarcation of 27.41 Mtrs. wide D. P. Road, Garden Park (ROS 1.5), Reservoir (EMS 5.1) & Reservoir + Municipal Staff Quarter(EMS 5.1 + ER 1.1) from the concerned Dept. before asking further C.C. to Sale bldg. No. 02. You shall also submit the plot boundary demarcation from the competent Authority before asking for the further CC to Sale building No. 02 in the layout.
23. As per the SRA policy the following conditions as and when required shall be submitted.
 - a. The Developer shall appoint Project Management Consultants with prior approval of Dy. Ch. E. (SRA) / E. E. (SRA) for implementation/ supervision/ completion of S. R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit progress report regularly to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partie Registered agreement between Developer, Society & Lift supplying Co. or maintenance firm for comprehensive maintenance of electro mechanical systems such as water pumps, Lifts, etc. for a period of ten (10) years from the date of issue of Occupation Certificate to the Rehabilitation 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. (SRA)/ 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 and to the satisfaction of C.F.O. The developer shall execute tri-parties registered agreement between Developer, Society & Firefighting equipment supplying Co. and /or maintenance firms for comprehensive maintenance for a period of ten (10) 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.

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- f. That the structural design of the buildings having height more than 24 Mtrs. shall get peer reviewed from another registered structural engineer/ educational institute like SPCE/ VJTI/ IIT.
24. That you shall submit NOC from CFO before granting plinth C.C. to the Rehab & Sale building in the S.R. Scheme.
 25. That you shall register the S.R. Scheme under RERA act.
 26. That the NOC from the MMRDA shall be submitted for the Monorail Project before asking for further C.C. Sale bldg. No. 02 in the S. R. Scheme.
 27. That the slab over the underground water tank shall be designed as per the "AA" class loading from the Lic. Structural Engineer.
 28. That you shall submit the Remarks/ NOC from Electric Supply Company for size and location of substation before granting further C.C to Sale bldg. in the S. R. Scheme.
 29. That you shall submit NOC from High Rise Committee before granting further C.C. above 120.00 Mt. to the Sale Building in the S.R. Scheme under reference.
 30. That you shall submit NOC for parking from E.E (T&C) MCGM & CFO before granting further C.C. to the Rehab & Sale Building in the S.R. Scheme under reference.
 31. That you shall submit NOC from Ex. Eng. (M&E) of MCGM for ventilation of basement, mechanical puzzle parking before granting further C.C. to the Rehab & Sale Building in the S.R. Scheme under reference.
 32. 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.
 33. As per the Circular No. 130, you shall pay labour welfare cess charges of 1% of total cost of construction as mentioned in stamp duty ready reckoner rate.
 34. As per the Circular No. 108, developer has to maintain the Rehab building for a period of 3 years from the date of granting Occupation to the Rehab building. The security deposit/ Bank guarantee as stipulated by SRA shall be retained.
 35. As per the Circular No. 137, you shall pay charges of identity card of eligible slum dwellers/lottery
 36. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
 37. That you shall submit Registered undertaking for not to misuse part pocket terrace / inner chowk / podium top/basement/ducts/fire check floor/refuge floor etc. free of FSI items before F.C.C. to Sale building under reference.
 38. That you shall submit revised civil aviation NOC before F.C.C. above height 120.54 Mt. to Sale building under reference.

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39. That you shall submit NOC from UDD & police commissioner before Plinth C.C. to the existing Religious structures portion proposed in Rehab building in the S.R. Scheme under reference.
40. That you shall submit layout approval before F.C.C. to Sale Building in the S.R. Scheme under reference.
41. That you shall submit final NOC from TATA Power Line Company for specifically area affecting under basement for parking purpose before granting further C.C. to the Sale Building in the S.R. Scheme under reference.
42. That you shall submit remarks/concurrence from respective dept. of MCGM/UD for reservation of Reservoir and Municipal Staff Quarters before granting further C.C. to Sale Building in the 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 the new DCPR 2034 Regulations 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)