



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1122/RC/MHL/LOI.

Date: **5-3 MAR 2017**

1. **Architect** : Shri. Vivek J. Bhole
Of M/s. Vivek Bhole Architects Pvt. Ltd.,
1st floor, Pinnacle Business park, Mahakali
Caves road, next to Ahura Centre, MIDC shanti
Nagar, Andheri (E), Mumbai 400 093.
- ✓ 2. **Developer** : M/s. Surya Builders & Developers,
A/202, Om Sudarshan CHS. Ltd., Jai
Maharashtra Nagar, near Tata power
house, Borivali (E), Mumbai 400 066.
3. **Society** : "Ganesh Nagar Magathane Rahiwasi (SRA)
CHS Ltd." of village-Magathane, Western
Express Highway, Ganesh Nagar, Borivali
(East), Mumbai - 400 066.

Subject: Proposed Slum Rehabilitation Scheme on plot bearing CTS
No. 182(pt.) & 191(pt.) of village-Magathane, Western
Express Highway, Ganesh Nagar, Borivali (East), Mumbai -
400 066, Mumbai, 'R/C' Ward.
"Ganesh Nagar Magathane Rahiwasi (SRA) CHS Ltd."

Ref: No. SRA/ENG/1122/RC/MHL/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 **Revised Letter of Intent (LOI)** subject to the following conditions.

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1. This LOI is in continuation with earlier LOI issued U/No. SRA/ENG/1122/RC/MHL/LOI dated 01/12/2010.
2. 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.
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.

Sr. No.	Description	LOI under scrutiny (Area in Sq. Mt.)
1.	Plot area considered for calculation of F.S.I. purpose:	12179.60
2.	Less: Deduction for (i) Set back of Western Express highway.	1731.69
	(vi) Total deduction.	1731.69
3.	Net area of plot	10447.97
4.	Addition for F.S.I. purpose. (i) Set back of Western Express highway.	1731.69
	(iii) Total addition	1731.69
5.	Plot area for F.S.I.	12179.60
6.	Max. B.U.A. permissible on plot (3.00 F.S.I.)	36538.80
7.	Rehab B.U.A	22399.61
8.	Balwadi, Welfare hall & Society Office + Common passages.	8373.72
9.	Rehabilitation Component.	30773.33
10.	Sale Component.	30773.33
11.	Total B.U.A. Permissible for the project (7 + 9)	53172.94
12.	F.S.I. sanctioned for the project (11/5)	4.36
13.	Sale BUA permissible in-situ (6-7)	14139.19
14.	T.D.R available for scheme (10 - 13)	16634.14
15.	Rehab Tenements	774 Nos.
16.	Amenity Tenement	20 Nos.

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 plot under S.R. Scheme bearing C.T.S. No. 182(pt.) & 191(pt.) of village-Magathane, Western Express Highway, Ganesh Nagar, Borivali (East), Mumbai - 400 066 belong to MHADA as per the P.R. card.
6. Details to access: - The plot under reference is 9.00 mt. wide direct accesses from Western Express Highway.
Details of D.P. remarks: - plot under reference is reserved for Residential Zone (R-Zone) & not reserved for any public purpose Permission is obtained from D.P. Department of M.C.G.M.
7. The Developer shall pay Rs. 20,000/- 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.
8. A) 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. Welfare Centre, Society Office as mentioned in salient features condition no.2 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.
9. 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.
10. 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.

11. 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.
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 be obtained from the CEO/SRA with valid reasons.

13. The Chief Promoter/Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before OCC of Rehab. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
14. The Developer, Architect 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.
15. 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.
16. 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 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.

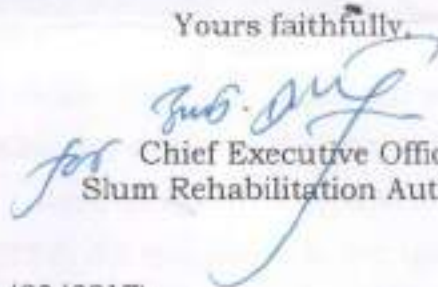
17. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
18. That the necessary safety precautions like safety net barricading etc. shall be taken during execution depending when the stage of works & the concerned personnel of developer shall be liable for safety.
19. That you shall submit separate/single PRC for the sub plot/amalgamation plot till than restrict the development to 75% of the permissible sale BUA.
20. That you shall pay 25% the premium towards land premium 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 land belonging to Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in the Govt. Order dt. 02/07/2010.
21. That you shall submit remarks from Highway Authority before granting C.C of any building in layout.
22. That you shall submit EE (SWD) remark from MCGM with regard to Nalla before issue of CC to the rehab building.
23. That you shall submit D.P & Survey remark as per RDDP 2034 (May 2016) before granting C.C of any building in layout.
24. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
25. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.132 of 29/10/2015.
26. 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 deposited with SRA will be released thereafter.

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27. 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.
28. As per the Circular No. 137, you shall pay chargers of identity card of eligible slum dwellers/lottery.
29. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
30. 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.
31. That you shall construct tenements in shear wall technology as per circular No. 154.

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 modified D.C. Regulations of 1991 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 signed the LOI on 01/03/2017)