



Slum Rehabilitation Authority

Administrative Building,  
Anant Kanekar Marg,  
Bandra (East), Mumbai-51.  
Email: info@sra.gov.in

No.: SRA/DDTP/0043/HW/PL/LOI  
Date :

15 JAN 2012

To,

1. Architect : Shri Jaysing Shinde  
C/7, Swapna Safalya, Sasmita Marg,  
Prabhadevi, Mumbai-400 030.
2. Developer : M/s. Suchit Developers  
C.T.S. No. 1245 to 1248 of Village - Bandra,  
Jari Mari Mandir Marg, Bandra (West),  
Mumbai 400 050.

Sub : Proposed Conversion of part of Slum Rehabilitation Scheme approved u/reg. 33(14)D & 33(10) on plot bearing C.T.S. No. 1245 to 1248 of Village - Bandra, Jari Mari Mandir Marg, Bandra (West), Mumbai 400 050, for "Jari Mari SRA CHS" Ltd.



Ref.: SRA/DDTP/0043/HW/PL/LOI

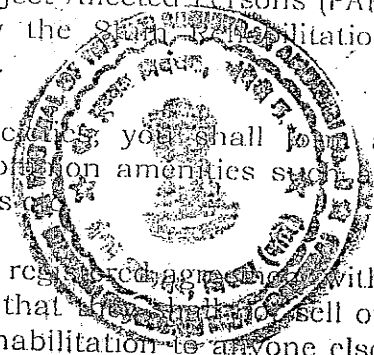
Sir,

With reference to the above mentioned converted Slum Rehabilitation Scheme from Reg. 33(14)D to Reg. 33(14) (D) & 33(10) on plot bearing C.T.S. No. 1245 to 1248 of Village - Bandra, Jari Mari Mandir Marg, Bandra (West), Mumbai 400 050, for "Jari Mari SRA CHS" Ltd., this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned FSI of 2.49 (Two point Four Nine) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended C. Regulations, 1991, out of maximum FSI of 3.00 and sanctioned FSI of 2.38 (Two Point Three Eight) in accordance with Reg. 33 (14) D of amended Reg. 1991, out of maximum FSI of 2.50, subject to the following conditions.

1. That you shall hand over 17 number of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Permanent Transit Camp, each of carpet area 20.90 sq.m. 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.

2. That the carpet area of rehabilitation tenements and PTC tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 1 Balwadi, 1 Welfare Centre, 1 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the Additional Collector (Enc.& Rem.) by allotting them residential tenements of carpet area of 25.00 sq.mt. and / or residential-cum-commercial of carpet area of 25.00 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., whichever is less, free of cost and constructing the same as per building specifications/ norms/building bye-laws.
5. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. 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).
8. 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.
9. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the



149410/1801  
2023

directives of the Slum Rehabilitation Authority, issued during execution period.

10. That you shall submit revised layout and get the same approved before obtaining further approvals for any Building.
11. 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.
12. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
13. 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 handed 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.
16. That you shall restrict the built up area meant for open market and built up area of rehabilitation as per the parameters Annexed herewith.

The salient features of the scheme are as under:

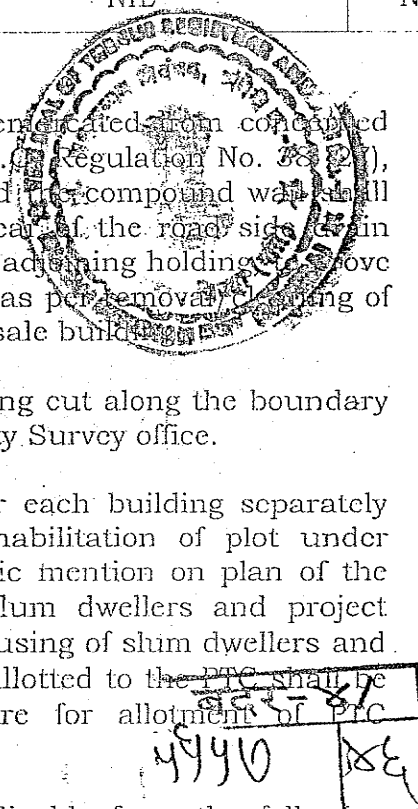
| Sr. No. | Description                   | Slum U/s. 33(10) | Non Slum U/s. 33(14) D.C. 1916 |                 |                     | Total   |
|---------|-------------------------------|------------------|--------------------------------|-----------------|---------------------|---------|
| 1       | Plot Area                     | 1597.50          | 964.00                         |                 |                     | 2561.50 |
| 2       | Plot Area for FSI Computation | 1597.50          | 776.30                         |                 |                     | 2373.80 |
| 3       | F.S.I. Permissible            | 3.00             | PTC<br>0.75                    | Zonal<br>1.00   | Free Sale<br>0.75   |         |
| 4       | BUA Permissible               | 4792.50          | PTC<br>582.00                  | Zonal<br>776.30 | Free Sale<br>582.00 | 6732.80 |
| 5       | Rehabilitation BUA            | 1762.53          | NIL                            |                 |                     | 1762.53 |
| 6       | Rehabilitation Component      | 2215.37          | NIL                            |                 |                     | 2215.37 |

बदर-४/१  
५५५० ४५  
२०१२

## SRA/DDTP/0043/HW/PL/LOI

|    |                                      |                                |        |         |           |         |
|----|--------------------------------------|--------------------------------|--------|---------|-----------|---------|
| 7  | Sale Component                       | 2215.37                        | PTC    | Zonal   | Free Sale | 3573.37 |
|    |                                      |                                | NIL    | 1358.00 |           |         |
| 8  | Total BUA Sanctioned for the project | 3977.90                        | PTC    | Zonal   | Free Sale | 5824.54 |
|    |                                      |                                | 535.17 | 776.30  | 535.17    |         |
| 9  | Sale BUA Permissible on situ.        | 2215.37                        | PTC    | Zonal   | Free Sale | 3526.84 |
|    |                                      |                                | NIL    | 776.30  | 535.17    |         |
| 10 | Total BUA proposed                   | 3977.90                        | PTC    | Zonal   | Free Sale | 5824.54 |
|    |                                      |                                | 535.17 | 776.30  | 535.17    |         |
| 11 | F.S.I. Consumed                      | 2.49                           | PTC    | Zonal   | Free Sale | ---     |
|    |                                      |                                | 0.69   | 1.00    | 0.69      |         |
| 12 | Tenement Proposed                    | Res. =57<br>Com.=04<br>R/C.=01 | PTC    | ---     |           | ---     |
|    |                                      |                                | 17     |         |           |         |
| 13 | Amenities Proposed                   | Bal. 01<br>Wel. 01<br>Soc. 01  | ---    |         |           | ---     |
| 14 | Set Back Area                        | 669.31                         | ---    |         |           | 669.31  |
| 15 | Any Reservation                      | NIL                            | NIL    |         |           | NIL     |

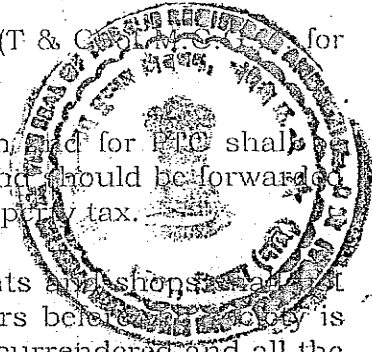
17. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 33(2), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holdings. Above possession of holding in phase programme as per removal of structures on plot before requesting C.C of sale building.
18. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
19. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PTC shall be hatched with due mention that they are for allotment of PTC nominated by the Concerned Authority.
20. 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 at which it is insisted upon by the concerned Executive Engineer (SRA)

- (1) A.A.& C 'H/W' Ward
- (2) H.E.
- (3) C.F.O.
- (4) Dy. Ch. Eng.(SWD) W.S.
- (5) Dy. Ch.E.(S.P.) (P & D)
- (6) Dy.Ch.Eng. (Roads) W.S.
- (7) P.C.O.
- (8) Civil Aviation Authority
- (9) Reliance Energy
- (10) M.T.N.L. - Mumbai

21. 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 with the slum dwellers / property owners or otherwise.
22. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
23. That you shall submit specific NOC from E.E. (T & C) for parking layout.
24. That the tenements proposed for rehabilitation, and for P.T.O 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.
25. That the possession of the residential tenements and shops shall be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared. Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.
26. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before obtaining Occupation Certificate, respectively.
27. That the rehabilitation component of scheme shall include.
  - a) 57 Numbers of Residential tenements



|        |     |
|--------|-----|
| बदर-४१ |     |
| १५५५०  | ४८० |
| २०१२   |     |

SRA/DDTP/0043/HW/PL/LOI

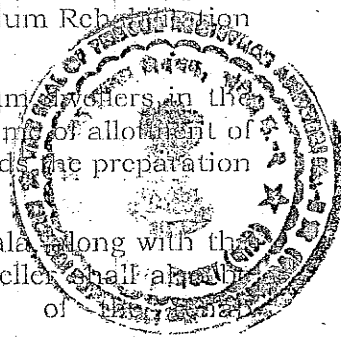
- b) 04 Numbers of Commercial tenements
- c) 01 Numbers of R/c.
- c) 01 Numbers of Balwadi
- f) 01 Numbers of Welfare Centre
- g) 01 Numbers of Society office
- i) 17 Numbers of PTC

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

- 28. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building.
- 29. 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 Registrar in the scheme.
- 30. That separate P.R. Cards in words duly certified by Sub-Inspector of Land Records for D.P. road / set back / D.P. reservation / net plot shall be obtained and submitted before obtaining C.C. to last 25% of fill-up Area in the scheme.
- 31. That this Letter of Intent is issued on the basis of the plan sanctioned 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 D.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 within 3.00 of Slum plot and 2.50 FSI on non-slum plot under Sec. 33 (14) D.
- 32. This Letter of Intent gives no right to avail of extra FSI granted under D.C.Regulation 33 (10) upon land, which is not your property.
- 33. That the Arithmetical error if any revealed at any time shall be corrected on either side.
- 34. 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.
- 35. That you shall pay total amount of Rs. 16,20,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs.

54,89,400/- (560/- (Suburb) per sq.mt.) towards Infrastructural Development charges.

36. That you shall pay development charges as per clause 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
37. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
38. 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.
39. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
  - i. After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
  - ii. As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
  - iii. At the time of allotment of rehab tenement/gala along with the identity card, the individual eligible slum dweller shall hand over the POSSESSION LETTER of rehab tenement/gala.
40. 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.
41. 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, dtd. 14/10/2004.



बदर-४/ ५५५७ ४९ २०१२

SRA/DDTP/0043/HW/PL/LOI

42. 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-11DTD.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.

50. a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure - II shall be displayed by the developer/society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.

b) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.

c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).

d) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

51. That the conditions mentioned in certified Annexure II issued by Addl. Collector (Enc/Rem.) dtd. 05/7/2005 shall be complied and compliances thereof shall be submitted to this office.

52. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (SRA)/CEO (SRA) for supervision/ completion of rehab and sale bldg. in S.R. Scheme.

ESTD 1978

53. 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.
55. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008 before asking approval of any building in the layout.
56. 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.
57. 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.
58. That you shall submit the stability certificate from Registered Structural Engineer as well as from another Structural Engineer for both the Composite Building and Sale Building.
59. That the BUA over and above permissible rehab BUA as per Reg. 33 (10) of DCR 1991 (considering 25 sq.mt. of carpet area) shall be accounted towards free sale component and the sale of such additional areas shall be executed by duly paying the local stamp duty and registration charges and such registered sale agreements shall be submitted to Slum Rehabilitation Authority before asking any C.C. for free sale building in the scheme.

If you are agreeable to all these above conditions, you may submit your proposal for approval of plans, consuming full sanctioned BUA for each building, in conformity with the D.C. Regulation No. 33 (10) & 33 (14 D) of D.C. Regulations, 1991, in the office of the undersigned.

Yours faithfully,

Deputy Chief Engineer  
Slum Rehabilitation Authority

|        |    |
|--------|----|
| बदर-४/ |    |
| ५५५०   | ५९ |
| २०९२   |    |