



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2761/MW/STGL/LOI.

Date:

18 AUG 2022

License Surveyor : Shri. R. R. Khandeparkar
Of M/s V. S. Vaidya & Associates.

437, Hind Rajasthan building,
Dadasaheb Phalke Road,
Dadar (E), Mumbai-400 014.

Developer : M/s. Siddharth Enterprises.
2185, 1st floor, Bldg no.44, Pranav CHS,
Bandra (E), Mumbai-400 051.

Society : Ramtekdi SRA CHS (prop).

Subject : LOI for the Proposed S.R. Scheme on plot bearing CTS No.27A (Pt), 274A(pt) of Village Wadhavali, Known as Ram Tekdi, Opp. Nanak Bhojwani Udyan, M. S. Colony, Chembur, Mumbai 400 074 for **Ramtekdi SRA CHS (prop)** comprising of Chembur Ramtekdi Ramsrushti CHS, Chembur Ramtekdi Rameshwar CHS and Chembur Ramtekdi Ramakrishna CHS.

Ref.: SRA/ENG/2761/MW/STGL/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/L.S. 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 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.

4. The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq.mts.
1.	Area of the Slum Scheme plot considered in scheme	7515.61
2.	Deduction for	
a.	Area of road Setback	0.00
b.	Plot area for Reservation of RE 1.2 (Primary School) to be handed over to MCGM	947.00
3.	Total	947.00
4.	Net area of Plot for density purpose/FSI purpose	6568.61
5.	FSI Permissible In Situ	4.00 or sanctioned FSI
6.	Max. BUA permissible In-situ	Sanctioned FSI
7.	Rehab BUA for FSI purpose	16351.06
8.	Rehab Component	23426.12
9.	Sale Component (Incentive Ratio -1.05)	24597.43
10.	Additional BUA / Construction TDR against the Built-up amenity (Reservation RE1.2)	502.13
11.	Total Sanctioned Insitu Sale BUA	25099.56
12.	Total Sanctioned BUA	41450.62
13.	Total FSI permitted for Project (=12/4 above)	6.31
14.	No. of Rehab tenements to be constructed	
	a) Rehab Residential T/s	242
	b) Prov. Resi. PAP T/s	188
	c) Rehab Commercial T/s	16
	d) Prov. Comm. PAP T/s	46
	e) Rehab R/C T/s	01
	f) Prov. Rehab R/C T/s	02
	g) Comm. PAP T/s	00
	h) Existing Amenity	01
ii)	Amenity tenements	
	a) Balwadi	02
	b) Welfare Centre	02
	c) Additional Amenity -1	02
	d) Additional Amenity-2	02
	e) Society office	05
	f) Community Hall	01
15	Area of Built-up Amenity to be constructed against reservation (RE1.2) (Primary/Secondary School)	927.62

5. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by L.S./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/L.S. are liable for action under version provision of IPC 1860 and Indian Evidence Act, 1872.

6. Details of land Ownership: - As per the P. R. Cards of CTS No. 27A (Pt.), 274A (Pt.) land under reference is in the name of Govt. of Maharashtra
7. Details to Access: - The plot under reference is accessible from two existing road out of which one is Proposed to be widen to 13.40 mts. wide D.P. Road.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of Ready reckoner rate per sq.mt. to the Slum Rehabilitation Authority as decided by the Authority.
9. 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.mts. 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.
10. The Amenity Tenements of Balwadi/Anganwadi as mentioned in salient features condition no.4 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Hall, Society Office & additional amenity 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 Composite bldg. handing over/Taking over receipt shall be submitted to SRA by the developer.
11. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances there of shall be submitted to this office in time.
12. 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.
13. When the project land is on public land and the IOA is not obtained with in 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. 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.
15. 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.
16. The Developer 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.
17. The Developer, L.S. 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.
18. 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.
19. A) The Society/Developer/L.S. 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.

20. The IOA/Building plans will be approved in accordance with the modified DCPR and prevailing rules, policies and conditions at the time of approval.
21. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
22. The proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
23. The balance tenements after finalization of eligibility from competent authority before asking OCC to Composite bldg. in S.R. Scheme under reference shall be handed over to Estate Manger (SRA) as PAP tenements.
24. High Rise Rehab/Composite Buildings: -
 - a. That you shall appoint Project Management consultant with prior approval of Dy.Ch.E.(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, SPPL & Lift Supplying Co. or maintenance firm before 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 High-rise PTC building/Composite bldg.
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. 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.
 - d. That the Developer shall install fire fighting system as per requirement of C.F.O. and to the satisfaction of this department. The Developer shall execute tri-partite registered agreement between developers, SPPL & 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 High-rise PTC building/Composite bldg.

Entire maintenance 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.

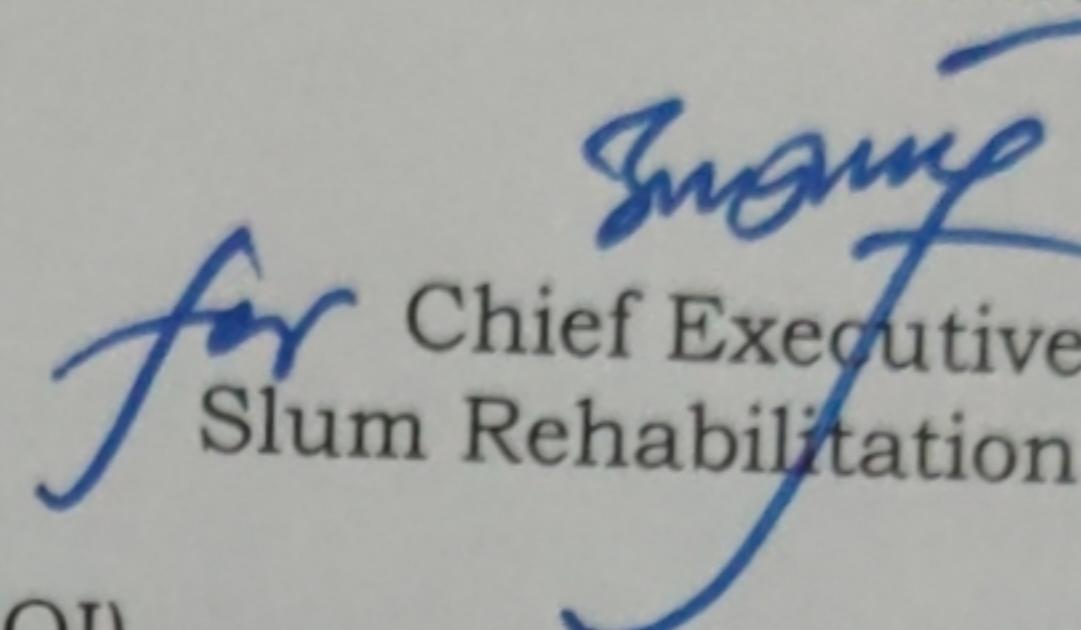
- e. That the structural design of buildings having height more than 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.
- 25. That the developer shall have to maintain the rehab/composite building for a period of 3 years from the date of granting occupation to the rehab wing and the security deposit bank guarantee deposited with the SRA will be released thereafter.
- 26. That you shall submit Registered Undertaking for not misusing the stilted/parking area from Society/Developer, before granting plinth CC to Rehab bldg.
- 27. That you shall comply the conditions as per clause 2.8 of Reg. 33(10) of DCPR-2034 after issue of LOI.
- 28. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
- 29. That you shall pay Rs. 100/- (Rupees Hundred Only) per eligible slum dwellers towards issue of Identity cards as per circular No. 137 before issue of Occupation Certificate of rehab/Composite building.
- 30. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
- 31. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
- 32. That you shall submit NOC/Remarks from office of Ch.Eng.(SWM)/ DMC(SWM) for providing segregation centres/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
- 33. That you shall submit RERA registration certificate before asking further CC to the Sale building.

34. That the cognizance of Govt. notification no. झोपुआ-१२०३/प्र.क्र. ४६/२०१९/झोपुआ -१ दिनांक २८/०८/२०१९ shall be taken and the conditions mentioned in the notification to be followed scrupulously.
35. That you shall abide with all the proceedings/order of court of law or any judicial/cozy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposal by taking due cognizance of it from time to time.
36. That you shall submit 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 Developer.
37. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration, SRA & its Officers shall be indemnified from any probable dispute that may arise in future.
38. As per the Circular No. 108, the developer shall have to maintain the Rehab/Composite building for a period of 3 years from the date of granting occupation to the Rehab/Composite bldg. The security deposit bank guarantee deposited with the SRA will be released thereafter.
39. That you shall submit concurrence of DP Dept of MCGM/Municipal Architect before asking for CC to the Built-up Amenity in Lieu of DP Reservation RE1.2 (Primary/Secondary School) .
40. That you shall submit EC from MOEF & CC department for the scheme under reference before asking for CC beyond 20000 Sq.mts of Rehab Area or before asking for Plinth CC to Sale Building In the scheme.
41. That you shall submit NOC to plans of buildings in the scheme from CFO before asking for plinth CC to the respective buildings.
42. That you shall submit Civil Aviation NOC before asking for Further CC to any building in the scheme.

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If applicant Society/Developer/Architect/L.S. are agreeable to all these conditions, then they 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)