



Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051, Fax: 022-26590457
Tel: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

SRA/ENG/1096/PS/MHL & STGL/LOI

Date: 28 OCT 2009

To,

1. Licensed Surveyor: Shri. Naresh Waghchaude of
M/s. Hardik Associates.
B-12, United CHS, Ram Nagar Road,
Bhardarwada, Malad (W), Mumbai-64.

2. Developers: M/s. Reddy Builders & Developers
"Reddy House",
Opposite Dena Bank,,
Marve Road, Malad (W),
Mumbai-400 064.

3. Societies: 1) Shri Ganesh Ekta SRA Co-op. Hsg. Society (Ltd.)
2) Tanaji SRA Co-op. Hsg. Society (Ltd.)
3) Omkar SRA Co-op. Hsg. Society (Ltd.) &
4) Kranti Nagar SRA Co-op. Hsg. Society (Ltd.)

Sub: Proposed Amalgamation of S. R. Schemes on plot bearing C.T.S. No. 49(pt), 50-A(pt) & 55(pt) of Village Pahadi Goregaon, Tal-Borivali, P/S ward of MCGM at Yashwant Nagar, Goregaon (W), Mumbai-400062 for Shri Ganesh Ekta SRA Co-op. Hsg. Society (Ltd.) & "Tanaji, Omkar & Kranti Nagar SRA Co-op. Hsg. Societies (Ltd.)"

Sir,

By direction of CEO (SRA) this office is pleased to issue this **Letter of Intent for Amalgamation** for above referred Societies & to inform you that, your above proposal is considered and principally approved for grant of 3.48 (Three point forty Eight) FSI for the Scheme under 33(10) of DCR 1991 on slum plot in accordance with D. C. Regulation No. 33(10) &

Appendix-IV of amended DCR 1991 out of which maximum FSI of 3.00 shall be allowed to be consumed on the plot subject to the following conditions.

1. That you shall hand over **151 numbers** of tenements to the Slum Rehabilitation Authority/MHADA/State Govt. for Project Affected Persons each of carpet area 25.00 sq.mtr. at free of cost.

The PAP tenements shall be marked as PAP tenements on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guard etc.

2. That the Licensed Architect shall certify the carpet area of rehabilitation tenements and PAP tenements.
3. That the Amenity Tenements i.e. 08 Nos. Balwadi, 08 Nos. Welfare Centre and 08 Nos. Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall re-house the eligible slum dwellers as per the list certified by the Additional Collector (Enc) W. S. MSD & C. O. MHADA allotting tenements and shop of area mentioned in Annexure-II free of cost constructing the same as per specification and Annexed herewith.
5. That you shall register societies of slum dwellers to be re-housed under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation 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, streetlights etc.
7. That you shall incorporate the clause in the register agreement with slum dwellers and project affected persons that they shall not sale or transfer tenements Allotted under Slum Rehabilitation to any one 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 working order till slum dwellers are re-housed in the proposed rehabilitation tenements.

9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C C for Rehab bldg.
10. 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 directives of the under signed.
11. That you shall submit layout and get the approval for the same before requesting for approval of the plans of the building.
12. That you shall submit phase wise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for 1st Rehab bldg.
13. 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.
14. 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.
15. That you shall get D. P. Road of 1,525.25 sq. mt. and area of Garden Reservation of 1,953.97 sq. mt. and Play Ground reservation of 453.98 sq. mtr. demarcated from A. E. (Survey)/D.P./T & C department of M.C.G.M. and handed over to M.C.G.M./Appropriate Authority free of cost, free of encumbrances by changing 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.
16. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale building in the scheme and separate P. R. Card with words for the buildable and non

-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before, obtaining Occupation Certificate for Sale Bldg.

17. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation for Maternity Hospital & Dispensary building admeasuring BUA of 257.52 Sq. mtr. and/or amenity open space before asking for approval of IOA of the respective building.
18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the features Annexed herewith.

The salient features of the scheme are as under:

Sr. No	Description	Area in Sq. mtr.
1	Area of slum plot (As per Annexure-II)	19,259.62
2	Deduction for P. G. & Garden Reservation	2407.94
3	Plot area considered for Scheme excluding P. G. & Garden Reservation.	16,851.68
4	Deduct:	
	a) Area under 12.20 mtr. Wide D. P. Road	1525.25
	b) Area under set back of road	111.95
	c) Total	1637.20
5	Net plot area	15,214.48
6	Add: 4(c) above	1637.20
7	Plot area for FSI	16,851.68
8	Max. FSI permissible on plot	3.00
9	Max. BUA permissible on plot	50,555.04
10	Rehab FSI	22,343.21
11	Common Passage	6413.71
12	Amenity structure area	592.46
13	Rehabilitation component	29,349.38
14	Sale component (same as 13)	29,349.38
15	Total BUA sanctioned for project (10 + 14)	58,698.76
16	FSI sanctioned for Project (15/7)	3.48
17	Sale permissible in situ (9 - 10)	28,211.83
18	Total BUA proposed in situ	28,211.83
19	Nos. of slum dwellers to be re-accommodated	
	(a) Rehab residential = 590 Nos.	
	(b) Rehab R/C = 08 Nos.	620 Nos.
	(c) Rehab Commercial = 22 Nos.	
20	Nos. of PAP generated in the scheme	151 Nos.

21.	Area of buildable/unbuildable reservation/road to be surrendered	
	a) 12.20 mtr. Wide D.P. Road	1,525.25 Sq. mtr.
	b) Area under set back of road	111.95 Sq. mtr.
	c) Garden Reservation (G)	1,953.97 Sq. mtr.
	d) Play ground reservation (PG)	453.98 Sq. mtr.
	e) Maternity Home & Dispensary	257.52 Sq. mtr.

19. That you shall get the plot boundaries demarcated from concerned authority before, starting the work as per D.C. Regulation No. 38 (27), 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 holding, to prove possession of holding in phase programme as per.
20. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.
21. 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 re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the concerned Authority (M.C.G.M.).
22. 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 (P/S) Ward
 - (2) H.E.
 - (3) C.F.O.
 - (4) Tree Authority,
 - (5) Dy. Ch. Eng.(SWD) ES/WS/City
 - (6) Dy. Ch. E.(S.P.) (P&D)
 - (7) Dy. Ch. Eng. (Roads) ES/WS/City
 - (8) P.C.O.
 - (9) B.S.E.S/Reliance Energy.
 - (10) M.T.N.L. (Mumbai)

23. 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 or otherwise.
24. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers 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 tenements to be allotted in rehabilitation building.
25. That you as Architect/Developer/Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, the Architect stating reasons for delay shall submit report.
26. That the tenements proposed for rehabilitation and tenements proposed for PAP 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.
27. That the possession of the tenements and shops shall not 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. has been cleared.
28. That the lease agreement with the land owning Authority shall be executed before obtaining for occupation permission to sale building in the scheme.
29. That the rehabilitation component of scheme shall include.
 - a) 590 Nos. of Rehab Residential tenements
 - b) 08 Nos. of R/C tenements
 - c) 22 Nos. Rehab Commercial tenements
 - d) 08 Nos. of Balwadi
 - e) 08 Nos. of Welfare Centre.
 - f) 08 Nos. of Society offices.
 - g) 151 Nos. of PAP tenement
30. That the layout recreation ground admeasuring 2255.42 Sq. mt. shall be duly developed before asking for occupation of sale building.
31. That the quality of Construction work of EACH building shall be strictly monitored by concerned Architect/Site supervisor/Structural

Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.

32. That separate P.R. Cards in words duly certified by Superintendent 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 Built-up Area in the scheme.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City Survey Office, than 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.
34. That No objection Certificate from respective Land Owning Authority i.e. COLLECTOR & MHADA shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).
35. That necessary formality for executing lease agreement shall be initiated by MCGM /MHADA / COLLECTOR for leasing the plot and lease documents shall be executed.
36. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33(10) upon land, which is not your property.
37. That the Arithmetical error if any revealed at any time shall be corrected on either side.
38. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect/Developer or Owner are found to be fraudulent/misappropriated.
39. That you shall pay total amount of Rs. 1,57,40,000/- towards deposit to be kept with SRA at the rate of 20,000/- per tenement and total amount of Rs. 2,34,35,500/- [i.e. @ Rs.560/- per sq. mt. on 41,847.08 sq.mt. towards Infrastructural development charges.
40. That you shall pay development charges as per 124 E of M.R.&T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
41. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period

42. That you shall re-house all the additional hutment dwellers if declared eligible in future by the Competent Authority.
43. 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 Asst. 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 Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
44. 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.
45. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
46. 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.
47. That the rainwater harvesting system should be installed/provided as per the provision of Notification of UDD-1 Govt. of Maharashtra under No. TBB-432001/2133/CR-230/01/UD-11 dt. 10/03/2005 and the same shall be maintained in good working condition all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq. mtr. of built up area shall be leviable.
48. a) That copy of Annexure-II shall be displayed by the 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. Intimation of the same shall be given to the office of Dy. Collector (SRA) three days before the date of display.

In case of non-compliance of above condition the Society/Developer shall be held responsible and liable for suitable action as deemed fit. One hard copy and soft copy of Annexure-II shall be submitted to the office Dy. Collector (SRA) by the Co-operative Housing Society/developer before display of Annexure - II on site.

- 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 you shall give wide publicity for the approval of S. R. scheme in at least one local Marathi & English newspaper and proof thereof shall be submitted to this office.
- d) That the certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above conditions shall be submitted before requesting for plinth C.C. to the first rehab building plans.

49. **High Rise Rehab Building:**

- a. That you shall appoint Project Management Consultant (**PMC**) with prior approval of Dy. Ch. Eng. (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, Society and Lift Supplying Company or maintenance firm for 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 Rehabilitation / Composite 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 (**TPQA**) 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.
- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & 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 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.

7. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
50. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOE & F) as per the notification no. SO - 1533 (E) dtd.14/9/2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000 sq. mt.
51. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70 mtr. from average ground level.
52. The Developer/Society shall pay premium at the rate of 25% in terms Ready Reckoner 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 land belonging to Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in the Circular No. SRA /ENG/85 dtd. 12-6-2008.
53. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
54. That if the IOA/CC are not obtained within stipulated validity period then the developer/society is liable to pay compound interest in respect @ 10% on amount payable.
55. That the conditions mentioned, if any, in following certified Annexure-IIs for amalgamated S. R. Scheme shall be complied and compliances thereof shall be submitted to this office.

1. Issued by **Addl. Collector (Enc) W.S. MSD** U/No. AC/ENC-REM/Unit-3/desk-7/33(10)/SR-54/05 dated 22/03/06
2. Issued by **Chief Officer MHADA** under No. CO/ALM/MB/Ganesh Ekta/3739/05 dated 09/08/05

3. Issued by **Addl. Collector (Enc) W.S. MSD** U/No. AC/ENC-REM/Unit-2/desk-7/33(10)/SR-70/05 dated 07/09/06
4. issued by **Chief Officer MHADA** U/No. CO/ALM/MB/omkar Tanaji Kranti/3406/06 dated 22/06/06

56. 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.
57. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
58. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008 before issue of I.O.A. of 2nd building.
59. That IOA for first rehab building will be granted after compliance of Condition No. 48(d).
60. 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.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,


Dy. Chief Engineer

Slum Rehabilitation Authority