



Slum Rehabilitation Authority

Administrative Building,
Pr. Anant Kanekar Marg,
Bandra (East), Mumbai-51
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No.: SRA/ ENG/1188/HE/MHL/LOI

Date: 1 DEC 2012

To,

1. **Architect** : Shri P. P. Khobarekar.
M/s. PAARSHAD ASSOCIATES
13, First Floor, 39 Shastri Bldg.,
Dnyanmandir Marg, Dadar (West),
Mumbai - 400 028.
 2. **Developers** : M/s. Shivalik Ventures Pvt. Ltd. and others
Plot No. 746, Staney Fernandes Wadi,
D. S. Babrekar Marg, Dadar (West),
Mumbai- 400 028.
 3. **Society** : Pragati Mandal SRA CHS Ltd & 50 Other Societies.
- Sub : Proposed S. R. Scheme on plot bearing C.T.S. Nos.
13(pt), 14(pt), 17(pt), 18, 19(pt), 20, 22(pt), 24(pt),
27(pt), 29(pt), 30(pt), 33(pt), 35, 37(pt), 40, 40/1
to 3, 41, 41(pt), 42(pt), 43(pt), 44(pt), 45(pt), 46,
46/1 to 264, 47, 48, 184(pt), 184/1 to 3, 185(pt),
185/(1 to 10, 11(pt), 12 to 19), 186(pt) & 186/1 to
3, 282(pt), 282/(1 to 3, 12 to 20, 21(pt), 23 to 30,
31(pt), 32 to 48, 54 to 73), 255(pt), 255/1 to 36,
256(pt), 256/1 to 24, 257(pt), 257/1 to 7 of Village
Bandra (East), Mumbai-400 055 for "Pragati
Mandal C.H.S. and 50 Other societies".
- Ref : SRA/ENG/1188/HE/ML/LOI dated 20/08/2009

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S Nos. 13(pt), 14(pt), 17(pt), 18, 19(pt), 20, 22(pt), 24, 27(pt), 29(pt), 30(pt), 33(pt), 35, 37(pt), 40, 40/1 to 3, 41, 41(pt), 42(pt), 43(pt), 44(pt), 45(pt), 46, 46/1 to 264, 47, 48, 184(pt), 184/1 to 3, 185(pt), 185/(1 to 10, 11(pt), 12 to 19), 186(pt) & 186/1 to 3, 282, 282/(1 to 3, 12 to 20, 21(pt), 23 to 30, 31(pt), 32 to 48, 54 to 73), 255(pt), 255/1 to 36, 256(pt), 256/1 to 24, 257(pt), 257/1 to 7 of Village Bandra, Mumbai, this office is pleased to inform you that this **Revised**
D:\PRT 2012\Revised LOI\Rev. Pragati Mandal CHS.doc

SRA/ENG/1188/HE/ML/LOI

Letter of Intent is considered and approved for the sanctioned **FSI of 3.095 (Three Point Zero Nine Five Only)** for slum portion in accordance with provisions of Appendix – IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of **2.949** shall be allowed to be consumed on the plot and sanctioned FSI of 1.00 for non slum area out of which minimum FSI 1.00 shall be allowed to be consumed on plot subject to the following conditions.

1. The terms and condition of earlier LOI under No. SRA/ENG/1188/HE/ML/LOI dated 20.08.2009 shall be complied with.

However following conditions are changed as follows:

10. That you shall submit Revised layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building or before IOA of 2nd Building in the Layout.
13. That 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. In the event of change of any of the above parameters during actual site survey by the City Survey Officer (SRA), 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 2.949.
17. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:-

Sr. No.	Particular	Slum	Non Slum
		Area(in sq.mt.)	
1.	Area of slum plot/slum	1,18,840.51	772.30
2.	Deduction for		
	a) Road Set back area	28,569.96	----
	b) Reservation if any	11,106.98	----
3.	Balance area (1-2)	79,163.57	772.30
4.	Deduction 15% R.G.(if applicable)	----	----
5.	Net area of plot for computation of t/s density	79,163.57	772.30
6.	Addition for FSI purpose. 2(a & b) above 100%	39,676.94	----
7.	Total plot area for FSI Purpose	1,18,840.51	772.30
8.	FSI permitted for project	3.095	1.00
9.	Max. Permissible FSI in situ	2.949	1.00
10.	Max. Permissible BUA Area in situ	3,50,460.66	772.30
11.	Rehab Built up area	1,59,208.65	----
12.	Passage & Amenity (Existing & Proposed) BUA	49,398.14	----

13.	Rehab Component	2,08,606.79	----
14.	Sale Component	2,08,606.79	----
15.	Total BUA sanctioned for Project	3,67,815.44	772.30
16.	FSI sanctioned for Project	3.095	1.00
17.	Sale BUA permissible in situ	1,91,252.01	772.30
18.	Nos. of slum dwellers to be re-accommodated		
	Rehab residential nos.	5110	----
	Rehab comm. nos.	328	----
	Rehab R/C nos.	122	----
	Ex. Amenities nos.	12	----
19.	Nos. of PAP generated in the scheme.	Nil	----

32. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.
33. That the built up premises for Municipal Market (MRM) admeasuring 258.13 Sq. m., Maternity Home & Dispensary (MH+D) admeasuring 440.00 Sq. m., Municipal Primary School for 500 students and Secondary school for 800 students admeasuring 1563.24 Sq. m. and Library + Dispensary & Municipal Chowky of 431.50 Sq. m. shall be handed over free of cost to MCGM/Concerned Appropriate Authority for which reservation is proposed in development plan, before granting C.C. to the last 25% of Sale BUA of Sale building in the scheme and separate P. R. cards with words for the buildable and non-buildable reservation in the name of MCGM / User Dept wherever applicable shall be submitted before obtaining occupation certificate for sale building.
36. That the rehabilitation component of scheme shall include-

Sr. No.	No. of Tenements
a.	5110 Numbers of Residential tenements.
b.	328 Numbers of Commercial tenements.
c.	122 Numbers of R/C tenements.
d.	04 Numbers of Existing Religious tenements.
e.	08 Numbers of Existing Amenity
f.	56 Numbers of Balwadi
g.	56 Numbers of Welfare Centre.
h.	55 Numbers of Society Office.
i.	Nil Numbers of PAP

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37. a) That the 111 Amenity Tenements i.e. 56 Welfare Centres and 55 Society Offices shall be handed over to the slum dwellers society to use for specific purpose only.
b) That the Amenity Tenements i.e. 56 Balwadies shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per Circular No. 129, 08 Welfare Centre, 07 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
41. That you shall pay Maintenance Deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement and Rs. 560/- per sq.mt. towards Infrastructural Development charges as per Circular no.7 dated 25.11.1997.
48. That if any of the document submitted by Architect / Developer/ Society or Owner are found to fraudulent / misappropriated by Competent Court and if directed by Competent Court to cancel the LOI then, the LOI is liable to be cancelled and concerned Person/Society/Developer liable for action under section 1277, 192, 200, 420, 465, 468 & 471 of IPC 1860 and section 101, 102 of Indian Evidence Act.
49. 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 as per prevailing stamp duty Ready Reckoner rate.
51. Deleted
57. 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 2211 nos. of slum

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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.

64. The Developer/Society shall pay premium at the rate of 25% in terms of Stamp Duty Ready Reckoner rate 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 Govt. Order u/no. झोपुयो २००८/प्र.क्र.२३६/झोपसू-१ दिनांक ०२/०७/२०१० and as per Circular no. 114 dtd. 19.7.2010.
65. That you shall submit registered undertaking stating that at later stage if it is noticed regarding less premium is charged then the difference in premium paid and calculated as per the revised land rate will be paid as per policy.
66. That if the IOA/CC are not obtained within stipulated validity period then the developer/society is liable to pay compound interest in respect @ 16% on amount payable for land premium.
69. That if rehab religious structure is proposed in the layout then the following conditions shall be complied, if any.
 - a) NOC from Commissioner of Police.
 - b) NOC from Trustee of Religious Structure or society regarding planning and location.

And following additional conditions will be applicable:

82. That No objection Certificate from respective Land Owning Authority i.e. MHADA & Collector, MSD shall be obtained within one month from approval of S.R. Scheme as per clause no.2.8 of Appendix – IV of reg. 33(10) of DCR 1991.
83. That this LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA / C.C. is obtained for any one building of the project then this LOI will remain valid till completion of estimated project period.

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84. That the conditions mentioned in certified Annexure- II issued by various Competent Authorities shall be complied and compliances thereof shall be submitted to this office.
85. 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.
86. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular no. 137 dtd. 01.08.2012 before O.C.C. to Rehab building/ Composite building.
87. As per circular no. 138, that you shall deposit Rs. 10.00/- (Rupees Ten Only) per sq. feet of rehab constructed area inclusive of rehab component & staircase, lift passage, stilt area etc. for the Structural Audit before applying for Occupation Certificate of rehab building.
88. As per circular no.138, that the rehab / composite buildings shall be constructed as per specifications of relevant IS codes, NBC in force & the Specifications for Quality Control Measures of SRA Rehab Buildings prescribed by SRA.
89. That the IOA/Building plans will be approved in accordance with the modifications in the Development Control Regulations issued by Govt. of Maharashtra vide Notification No. CMS/TPB/4311/452/CR-58/2011/UD-11 dtd. 06-1-2012 and prevailing rules at the time of approval.
90. That you shall submit the Registered Undertaking from Slum Society & developer, not misusing pocket terrace & Part terrace before granting C.C. to the bldg. under reference.
91. As per Circular No. 130, Labour Welfare Cess charges of one percent of total cost of construction as mentioned in stamp duty Ready Reckoner rate (excluding land cost) shall be paid before grant of C.C.
92. 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.
93. That you shall handover the demarcated buildable / non-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 as per MCGM specification and certificate to that effect shall be obtained and submitted and separate P. R. Card with words duly certified by Superintendent of Land Records (SLR) for the buildable and non-buildable reservation in the name of M.C.G.M. /

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user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.

94. In case of S.R. Scheme on State Govt. / MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
95. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 08.02.2010 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 also be handed over the POSSESSION LETTER of the rehab tenement/gala.
96. That the defect liability period for rehab/ composite building will be 3 years from the date of granting OCC and any repairs/rectification required during this period will be done by the developer as per circular no.108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab / composite building.
97. That you shall submit Conveyance Deed /lease for rehab component and sale component or composite component respectively before requesting occupation certificate/ B.C.C.

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,



Deputy Chief Engineer
Slum Rehabilitation Authority

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APPENDIX 'A'

Sr. No.	Name of Society	C.T.S. No.	Name of Developer	Co-Developer
1	Pragati Mandal Co-op. Hsg. Soc.	13(pt)	Shivalik Ventures Pvt. Ltd.	-
2	Subhash Nagar Rahivashi Sangh	13(pt)	Shivalik Ventures Pvt. Ltd.	-
3	Shantata Vikas Co-op. Hsg. Soc.	13(pt)	Shivalik Ventures Pvt. Ltd.	-
4	Ashtavinayak Co-op. Hsg. Soc.	13, 33(pt)	Shivalik Ventures Pvt. Ltd.	-
5	Aman Comitee Co-op. Hsg. Soc.	13(pt)	Shivalik Ventures Pvt. Ltd.	-
6	Sambhaji S.G.S.	13 & 33(pt)	Shivalik Ventures Pvt. Ltd.	-
7	Shivaji Seva Mandal Co-op. Hsg. Soc.	13 & 33(pt)	Shivalik Ventures Pvt. Ltd.	-
8	Sai Ganesh Darshan Co-op. Hsg. Soc.	13(pt)	Shivalik Ventures Pvt. Ltd.	-
9	Shraddha Co-op. Hsg. Soc.	33(pt)	Shivalik Ventures Pvt. Ltd.	-
10	Nehru Nagar S.G.S	27(pt), 30(pt)	Shivalik Ventures Pvt. Ltd.	-
11	Vidharbha Nehru Nagar S.G.S	27(pt), 30(pt)	Shivalik Ventures Pvt. Ltd.	-
12	Ekta Chawl Rahivashi Seva Sangh Gruhnirman Sanstha	30(pt)	Shivalik Ventures Pvt. Ltd.	-
13	Garib Nawaz Seva Sangh Gruhnirman Sanstha	30(pt)	Shivalik Ventures Pvt. Ltd.	-
14	Basera S.G.S	27(pt), 29(pt)	Shivalik Ventures Pvt. Ltd.	-
15	Indira M.N.P. Retail Market Licensee Asso. & Indira S.G.S	24(pt), 29(A)	Shivalik Ventures Pvt. Ltd.	-
16	Shastri Colony S.G.S	24(pt), 29(pt), 30(pt)	Shivalik Ventures Pvt. Ltd.	-
17	Bachidevi Co-op. Hsg. Soc.	30(pt)	Shivalik Ventures Pvt. Ltd.	-
18	Sanyukta Jagruti Co-op. Hsg. Soc.	30(pt)	Shivalik Ventures Pvt. Ltd.	-
19	Hanuman Hitwardhak Colony	30(pt)	Shivalik Ventures Pvt. Ltd.	-
20	Panchasheel Co-op. Hsg. Soc.	30(pt)	Shivalik Ventures Pvt. Ltd.	-
21	Jetwan Co-op. Hsg. Soc.	30(pt)	Shivalik Ventures Pvt. Ltd.	-
22	Karuna Co-op. Hsg. Soc.	30(pt)	Shivalik Ventures Pvt. Ltd.	-

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23	Pradnya Co-op. Hsg. Soc.	30(pt)	Shivalik Ventures Pvt. Ltd.	-
24	Muzaffar Co-op. Hsg. Soc.	17(pt), 19(pt), 27(pt)	Shivalik Ventures Pvt. Ltd.	-
25	Shiv Shankar Co-op. Hsg. Soc.	17(pt), 27(pt)	Shivalik Ventures Pvt. Ltd.	-
26	Nilofar Co-op. Hsg. Soc.	19(pt),	Shivalik Ventures Pvt. Ltd.	Tamboli Developers
27	GaneshKrupa Co-op. Hsg. Soc.	40, 41, 46, 47, 48	Shivalik Ventures Pvt. Ltd.	Madhu Construction
28	Galaxy Co-op. Hsg. Soc.	14(pt)	Shivalik Ventures Pvt. Ltd.	-
29	Andhra Jan Sangam Co-op. Hsg. Soc.	17(pt), 18 & 19(pt)	Shivalik Ventures Pvt. Ltd.	-
30	Shanti Nagar Co-op. Hsg. Soc.	13(pt) & 22(pt)	Shivalik Ventures Pvt. Ltd.	-
31	Samaj Seva Samiti Co-op. Hsg. Soc.	29(pt),	Shivalik Ventures Pvt. Ltd.	-
32	Ekta Co-op. Hsg. Soc. (C.T.S. 33)	33(pt)	Shivalik Ventures Pvt. Ltd.	-
33	Ekta Co-op. Hsg. Soc. (C.T.S. 13/14)	13(pt), 14(pt)	Shivalik Ventures Pvt. Ltd.	-
34	Roshan Co-op. Hsg. Soc.	20(pt)	Shivalik Ventures Pvt. Ltd.	M.K. Developers
35	Gulmohar Co-op. Hsg. Soc.	20(pt)	Shivalik Ventures Pvt. Ltd.	M.K. Developers
36	Al-Safa Co-op. Hsg. Soc.	19(pt)	Shivalik Ventures Pvt. Ltd.	M.K. Developers
37	Sangam Co-op. Hsg. Soc.	14(pt), 14 1/149 (pt)	Shivalik Ventures Pvt. Ltd.	Newtech Developers
38	Laxmi Narayan Co-op. Hsg. Soc.	14(pt), 14 1/149 (pt)	Shivalik Ventures Pvt. Ltd.	Newtech Developers
39	Janshakti Co-op. Hsg. Soc.	14(pt), 14 1/149 (pt)	Shivalik Ventures Pvt. Ltd.	Newtech Developers
40	Ranjit Gaurav Co-op. Hsg. Soc.	14(pt), 14 1/149 (pt)	Shivalik Ventures Pvt. Ltd.	Newtech Developers
41	Vishwa Mitra Co-op. Hsg. Soc.	14(pt), 14 1/149 (pt)	Shivalik Ventures Pvt. Ltd.	Newtech Developers
42	Kaamdheni Co-op. Hsg. Soc.	14(pt), 14 1/149 (pt)	Shivalik Ventures Pvt. Ltd.	Newtech Developers
43	Navrang Co-op. Hsg. Soc.	20(pt)	Shivalik Ventures Pvt. Ltd.	Commercial Developers
44	Kanteshwari Co-op. Hsg. Soc.	37(pt), 37/1-16, 43(pt)	Shivalik Ventures Pvt. Ltd.	-
45	Ashtavinayak Co-op. Hsg. Soc. (C.T.S. No. 35)	35	Shivalik Ventures Pvt. Ltd.	-
46	Ashtavinayak Co-op. Hsg. Soc.	41(pt), 42(pt), 43(pt), 44(pt), 45(pt)	Shivalik Ventures Pvt. Ltd.	-
47	Upadhyaywadi Co-op. Hsg. Soc.	30(pt)	Shivalik Ventures Pvt. Ltd.	-

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48	Upadhyaywadi Pragati Co-op. Hsg. Soc.	27(pt), 30(pt)	Shivalik Ventures Pvt. Ltd.	-
49	Rathodwadi Co-op. Hsg. Soc.	184(pt), 184/1 to 3, 185(pt), 185/1 to 10, 11(pt), 12 to 19, 186(pt) & 186/1 to 3	Shivalik Ventures Pvt. Ltd.	-
50	Wageshwari Co-op. Hsg. Soc.	282(pt), 282/1 to 3, 12 to 20, 21(pt), 23 to 30, 31(pt), 32 to 48, 54 to 73	Shivalik Ventures Pvt. Ltd.	-
51	Prabhat Darshan SRA Co-op. Hsg. Soc.	255(pt), 255/1 to 36, 256(pt), 256/1 to 24, 257(pt).	Shivalik Ventures Pvt. Ltd.	Gajraj Developers