

• **Scheme Parameters**

Sr. No.	Description	Area proposed in sq. m.			
1.	Plot Area.	724.60			
2.	Deduction for :	--			
i)	Set back area	nil			
ii)		--			
	Total (i) + (ii)	724.60			
3.	Net plot area.( 1 - 2 )	724.60			
4.	Addition for FSI Purpose: 2 times of setback area	nil			
5.	Plot area for FSI purpose	724.60			
6.	Max FSI permissible on plot	Zonal	Free Sale	PTC 33 (11)	Total
		1.00 of (5)	1.00 of (3)	1.00 of (3)	3.00
7.	Max BUA permissible on plot	724.60	724.60	724.60	2173.80
8.	BUA proposed	724.60	724.60	724.60	2173.80
	BUA Proposed for Sale Component for the scheme		1449.20	--	1449.20
9.	FSI consumed (8/5)				3.00
10.	No. of P.T.C. tenements (Residential)	16 + 04 of Amenities			20

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.

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5. Details of Land Ownership: - Land bearing C.T.S. No. C/267 & C/268 situated at Off St. Joseph's Road, Village Bandra belongs to Privet land
6. Details to access: - Plot Accessible by road having width of      The plot under reference is accessible from 9.00 wide Right of Way which length is less than 50 mtrs. connected through 13.40m wide existing D.P. road
7. Details of D.P. remarks: - As per D.P. Remark the plot under S.R. Scheme is situated in Residential Zone (R) and and it's appears from D. P. Remark that plot u/ref. dose not have access from municipal road. Further, since the plot under reference falls under BANDRA CHIMBAI ROAD PRECINCT, therefore clearance from Mumbai Heritage conservation committee shall be obtain.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
9. The Developer shall hand over PTC tenements if any within three months after grant of OCC. The said PTC tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM/SPPL.
10. The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
11. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1<sup>st</sup> 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.
12. The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129.Welfare Centre, Society Office& 2 nos. of 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 Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.



13. That no further approval in respect of grant of IOA & C.C. will be processed till further orders from Hon'ble High Court/Supreme Court in Civil Application no. 221 of 2013 or any other further Court reference arising there from.
14. 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.
15. 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
16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- 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
17. 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
18. 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
19. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
20. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
21. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.
22. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to building under reference and Accordingly , complied with the requirement of SWM of MCGM on site .

23. 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 the Developer.
24. That you shall abide with all the proceeding / orders of court of law or any judicial / cosy 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.
25. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of If any litigation arises from the prospective buyers due to deficient open space SRA & failure of mechanized, parking system, parking spaces, even litigation arises in future.
26. That you shall obtain CRZ-II clearance from MCZMA before asking Plinth CC to bldg u/ref.
27. That you shall submit Undertaking stating therein that, the fitness centre shall be handed over to the Society after receipt of OCC.
28. That the servant toilet proposed at mid-landing level in Composite Bldg, which shall not be sold to prospective buyer/make available as common amenity to respective end-users.
29. That you shall clear the encroachment on 9.00m wide Right of Way through MCGM/ Developer before asking plinth CC.
30. That you shall submit registered undertaking stating that the existing BUA as mentioned in MCGM assessment extract is correct and shall indemnify SRA officer from any further litigation/ Complaints / Compensation etc that may arises in future due to error in existing BUA.

Yours faithfully,

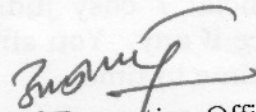
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Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved the LOI)

• **Copy to:**

1. A.C, 'H/W', MCGM.
2. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no. 37.
- ✓ 3. I.T. Section (SRA), to publish this LOI on SRA website.

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority