



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/183/HW/PL/LOI

Date: **12 APR 2022**

1. Architect Mr. Pushkar B. S. of M/s. Pushkar Consultant.
1st floor, Aditya Kutri, 4th Road khar (W),
Mumbai- 400052.

2. Developer M/s. Paramvir Developers LLP
1st floor Amore, 1st Floor, 4th Road Khar (W)
Mumbai - 400052

Sub: Issue Revised of LOI - Proposed development of S.R.
Scheme under section 33(11) as per DCPR 2034 on plot
bearing CTS No. E/376, F.P No. 704, TPS III of village
Bandra, at Linking road, Khar (W), Mumbai

Ref: SRA/DDTP/183/HW/PL/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 **Revised Letter of Intent (LOI)** subject to the following conditions.

1. This LOI is in continuation with earlier LOI u/no. SRA/DDTP/183/HW/PL/LOI dtd. 28/07/2014 all the Conditions mentioned in earlier LOI shall be complied with.
2. 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.
3. 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.

Revised Scheme Parameters

	Item	Area Proposed in sq. mts.			
1	Plot area	606.20			
2	Deduction for				
i)	Set back	80.00			
ii)	Any reservation (5% amenity)	Nil			
	Total (i + ii)	Nil			
3	Net plot area (1-2)	526.20			
4	Additional for FSI purpose 2 times of road set back.	2 x 80=160			
5	Balance plot area (3 -4)	526.20			
6	Addition for FSI purpose	Nil			
7	Plot area for FSI purpose	526.20			
8	Max FSI permissible on plot	PTC 33(11)(A)	Free Sale	Zonal	Total
		1.50 of (7)	1.50 of (7)	1.00 of (7)	4.00
9	Max BUA permissible on plot	709.30	709.30	526.20	2104.80
10	BUA proposed	709.30	709.30	526.20 + 160= 628.20	2104.80
11	FSI consumed	1.35	1.35	1.30	4.00
12	No. of PTC tenements (including Amenity)	22 nos.	-	-	

4. 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.
5. 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.

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6. 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.
7. 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.
8. 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.
9. 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.
10. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, if litigation arises in future . A condition to that effect shall be incorporate in the agreement of END USERS.
11. That you shall submit the Revised NOC from CFO, NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
12. That you shall submit the indemnity Bond Indemnify the slum Rehabilitation Authority and its Officer against any accident on site risk or any damages or claim arising out of any sort of litigation property owners or otherwise.

Yours faithfully,



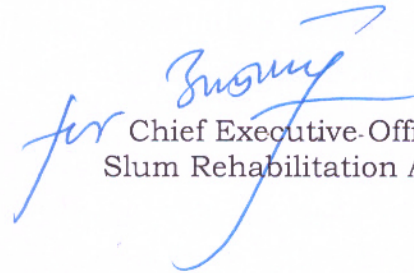
Chief Executive Officer
Slum Rehabilitation Authority

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

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Copy to:

1. Designated officer, H/W ward MCGM
2. Chief Engineer (Development Plan), M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.

for  Chief Executive-Officer
Slum Rehabilitation Authority