



SLUM REHABILITATION AUTHORITY

No.: KW/PVT/0192/20240109/LOI

Date: **18 MAR 2024**

1. **Architect** : Mrs. Saloni A. Deodhar, of M/s. Deodhar Kaledonia' 4B -5th Floor, Wing 'B', Sahar Road, Opp. Vijay Nagar Soc. Andheri (E), Mumbai- 400069.
2. **Developer** : M/s. Spenta Vintage Private Ltd. 3A/B, Rajbahadur Mansion, Ambalal Doshi Marg, Fort, Mumbai-400002

Subject : **Letter of Intent (LOI)** for proposed S.R. Scheme under Reg. 33(11) of DCPR 2034 on non-slum plot bearing CTS No. 833 (Pt.), Plot no. 135, 136 and 137 at Ambivali Village, K/W ward, Andheri West, Mumbai - 400053, under Reg. 33 (11) of DCPR 2034.

Madam,

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** is considered and approved for the sanctioned **FSI** upto **4.00** (Four Point Zero Zero) in accordance with provisions of Reg. 33 (11) DCPR 2034, subject to the following conditions.

1. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for composite bldg. of the project then this LOI will remain valid till completion of estimated project period.
2. 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.

3. 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 Slum Rehabilitation Authority, issued during execution period.
4. 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.
5. That you shall restrict the built-up area meant for sale in the open market and built up area for PTC tenements as per the scheme parameters as per the statement given below.

Calculation of FSI and scheme parameters:-

Sr. No.	Description	Area proposed in sq.mt.			
		Zonal FSI	Incentive Sale FSI	PTC FSI	Total
1	Plot area	2520.00			
2	Deduction	Nil			
	(a) Road setback	Nil			
3	Balance plot area	2520.00			
4	Add. Road set back area	Nil			
5	Plot area for FSI	2520.00			
6	Permissible FSI	4.00			
7	Total Permissible BUA	10080.00			
8	Maximum permissible FSI	1.00	1.50	1.50	4.00
9.	Maximum permissible BUA	2520.00	3780.00	3780.00	10080.00
10.	Total BUA proposed	2520.00	3768.09	3768.09	10056.18
		6288.09		3768.09	10056.18
11.	Total Sale BUA proposed	6288.09			
11.	No. of PTC tenements including Amenities	110 nos. (Including Amenity)			

6. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damages or claim arising out of any sort of litigation / property owners or otherwise.
7. That the quality of Construction work of building shall be strictly monitored by concerned Architect/L.S., Site supervisor & Structural engineer and quarterly report on quality of work carried out shall be submitted with test result etc.

8. That this letter of intent is issued on the basis of plot area certified by the L.S. and other relevant document. In the event of change of any of the above parameters, during actual site survey by D.I.L.R / city survey office, then the built-up area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I on the plot upto 4.00.
9. 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.
10. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
11. That you shall submit plot boundary demarcation from concern department.
12. That you shall submit demarcation of 18.30 mt. wide sanctioned R.L. of existing road from concern department.
13. The Developer shall pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
14. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
15. That you shall submit fresh P.R. card in name of MSC Bank Employees Chaitanya CHS Ltd. before Further C.C.
16. That the arithmetical error if any revealed at any time shall be corrected on either side.
17. That you shall pay development charges as per Clause 124 E of M.R. & T.P. Act separately as per provisions of M.R. & T.P. Act.
18. That you shall bear the cost towards displaying the details of date of issue of important document like LOI, C.C., O.C.C. on SRA website.
19. The owner/Developer shall display the name at site before starting of the work giving the details such as name, address and contact no. of owner/Developer, Architect/L.S., Structural Engineer, Approval No. & Date of LOI & IOA.
20. That you shall handover Society office proposed for sale tenements to sale society.
21. As per Circular No. 130, Labour cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
22. That you shall submit the Regd. Undertaking from developer stating therein that "if any litigation arises due to deficient open space, inadequate light ventilation, failure of mechanical parking, SRA and its officers will not be held

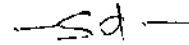
responsible for the same. A clause to that effect will also be incorporated in the agreement of prospective buyers stating therein that, they will not complain to any Authority regarding the deficient open space, inadequate light ventilation & failure of mechanical parking will indemnify Hon'ble CEO(SRA) and its officers against any litigations arises out of it" before plinth CC to composite building.

23. That you shall submit the Registered Undertaking from developer that, Not misusing of stilt area, Entrance Lobby, Part/Pocket terrace, Refuge area, fitness Centre, Society office, Servant Toilet, Parking spaces before granting Plinth C.C to the Composite bldg. under reference.
24. That you shall register with MahaRERA authority as per RERA act & submit copy of same to this office.
25. That you shall handover the demarcated buildable/non-buildable reservation and/or built-up amenity structure/Road setback area to MCGM and/or user department free of cost & free of encumbrances before requesting CC to the last 25% for Sale BUA in the scheme as per MCGM specification and certificate to that effect shall be obtained and submitted.
26. That you shall submit NOC from Ch.Eng.(M&E)/Remarks from Consultant for basement and sanitary duct.
27. That you shall submit NOC from CFO of MCGM.
28. 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.
29. That the work shall not 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 Department.
30. That you shall design the slat of the U.G. Tank shall be designed with "AA" class loading to bear the vehicular load of fire engine.
31. That you shall submit NOC from Monorail / Metrorail before issue of plinth C.C. to proposed building.
32. That you shall submit remarks regarding ownership of public road will be insisted before asking plinth C.C. to building.
33. That you shall submit NOC from SWM before issue of plinth C.C. to proposed building.

34. That you shall submit specific remark from consultant regarding requirement & functioning of water treatment plant & subject to submission of Registered undertaking stating therein that, Society members will not misuse this water treatment plant before issue of plinth C.C. to proposed building.
35. That you shall comply with conditions under SRA circular no 215.
36. That you shall comply the measures to control the environmental pollution due to construction activities as per circular no 213 of Slum Rehabilitation Authority.
37. That you shall submit NOC MOEF Dept. before CC beyond 20000.00 sq.mt. construction of proposed building.

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(11) of DCPR 2034 in the office of the undersigned.

Yours faithfully,



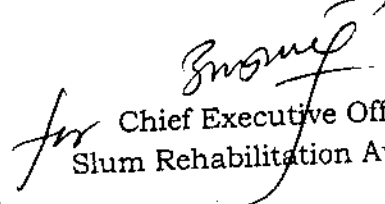
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
17. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority