



## SLUM REHABILITATION AUTHORITY

No.: HW/PVT/0096/20220701/LOI

Date:

30 AUG 2022

To,

**Architect**

: M/s. Sunil Ambre & Associate  
303, Mittal Avenue, 3<sup>rd</sup> floor,  
Nagindas Master Road, Fort,  
Mumbai 400001.

**Developer**

: M/s Blue Stone Properties Pvt. Ltd.  
Kamla House, Kamla Mill Compound,  
Senapati Bapat Marg,  
Mumbai .

**Subject :** LOI for proposed Slum Rehabilitation Schemes under Reg. 33(11) of DCPR 2034, on non-slum plot bearing C.T.S. No. E-534 of Village Bandra-E, Tal Andheri at Junction of 9<sup>th</sup> road & linking road, Khar (West) in H/W ward, Mumbai.

Ref: HW/PVT/0096/20220701/LOI.

Gentleman/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 (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
2. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer 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. Scheme Parameters:

Sr. No.	Description	Area proposed in sq. m.			
1	Plot area for the scheme	623.27			
2	Deductions for	--			
	i) Set back	Nil			
	ii) Reservation	Nil			
	Total (i) + (ii)	Nil			
3	Net Plot Area	623.27			
4	Add for FSI Purpose 2 time of setback area	Nil			
5	Total BUA permissible	2493.08			
6	Max FSI permissible on Plot	Zonal	Free sale	PTC 33(11)	Total
		1.00 of (3)	1.50 of (3)	1.50 of (3)	4.00
7	Max BUA permissible on plot	623.27	934.905	934.905	2493.08
8	BUA proposed	623.27	934.905	934.905	2493.08
9	BUA Proposed for Sale Component for the scheme	623.27	934.905		1558.17
10	F.S.I consumed (8/5)	2493.08			4.00
11	No. of PTC tenements (Residential)	25			25

4. Details of Land Ownership: - Land bearing on slum plot C.T.S. No. E-534 of Village Bandra-E is owned by M/s Blue Stone Properties Pvt. Ltd.
5. Details to access: - Plot is Accessible by 27.45m wide existing road (linking road) & 9<sup>th</sup> Road.
6. Details of D.P. remarks: - As per D.P. Remarks, the plot u/ref. situated in "R- Zone" and is not reserved for any public purpose.
7. That you shall submit NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking plinth CC building under reference.
8. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.

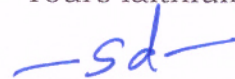


9. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI etc.
10. That 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.
11. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
12. 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.
13. 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 sale building under reference and Accordingly, complied with the requirement of SWM of MCGM on site.
14. That you shall submit Registered 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.
15. In the event, if any changes are observed, Revised LOI shall be taken to that effect.
16. That you shall submit Civil Aviation NOC before granting plinth CC to the bldg u/ref.
17. That you shall submit Undertaking stating that there is no any litigation pending in court of Law.
18. That the Sale CC will be released in co-relation to the handed over PTC tenements.
19. That you shall submit a Registered Undertaking stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA, due to deficient AVS and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future."

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20. 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
21. 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, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.
22. That you shall make necessary payment for layout approval, before issue of IOA.
23. That you shall submit remarks and R.L demarcation from E.E (T&C)/A.E. Survey before issue of Plinth CC.
24. That you shall submit clearance from Dy. M.A.(Heritage) before asking IOA to Composite Bldg u/ref.
25. That you shall make provision of rain water harvesting system as per Reg. 62 of DCPR 2034.
26. That you shall get the name of M/s. Blue stone Properties Pvt. Ltd. admitted in the assessment sheet before issue of plinth CC
27. That NOC from CFO will be submitted before issue of plinth CC.

Yours faithfully,

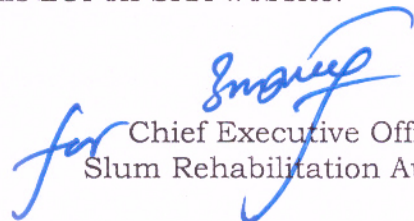


Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) had approved LOI)

**Copy to:**

1. Chief Engineer (D.P), BMC.
2. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer  
Slum Rehabilitation Authority