

SLUM REHABILITATION AUTHORITY

: R-N/PVT/0098/20201204/LOI

: Date :-

2 AUG 2022

To,

1. Architect : Shri Ketan Vaidya
M/S. Ketan Vaidya Associates
203/B, Rajkamal CHS,
Paranjpe Scheme B, Subhash Road,
Vile Parle (E), Mumbai – 400 057.
2. Developer : M/s. Konark structural Engineers
PVT LTD. 07, 1st floor, Roshan
Apsara Chs Ltd, Roshan angar,
Borivali west, mumbai-400092

Sub:- Proposed S.R. Scheme u/s. 33(11) of D.C.P.R 2034 on plot bearing, C.T.S No. No 1417 & 1417/1 of Village Eksar, known as State Sector Bank Employees Chs Ltd “**Kailas Building**”, Taluka- Borivali (West), R/North Ward, Mumbai.

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. The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number R-N/PVT/0098/20201204/LOI dtd. 04/03/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under:
2. That you shall hand over 41 numbers of PTC tenements each of carpet area 27.88 Sq.mt. and 5 nos amenity tenements (i.e. 01 Balwadi, 01 Yuva kendra, 01 Society office, 01 Skill Development Center, 01, 01 Library) to the Slum Rehabilitation Authority each of free of cost.

The PTC tenements shall be marked as a PTC Tenements on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

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3. The built up area for Sale and Rehabilitation shall be as per the following scheme parameters. In the event of change in area of PTC. the parameters shall be got revised from time to time.

| Sr. no | Description | | | Bhatawdekar Chawl (Scheme 05) |
|--------|--|---------------------------------------|-------------------------|--------------------------------|
| 1. | Plot Area | | | 1068.50 Sq.mt. |
| 2. | Deduction for | | | |
| | a. | Setback for prop. D.P Road | | 286.00 Sq.mt. |
| | b. | Proposed D.P Road. | | - |
| | c. | Amenity as per Reg. 14A of DCPR 2034. | | - |
| 3. | Total deductions (a+b+c) | | | 286.00 Sq.mt. |
| 4. | Net Plot area (1-3) | | | 782.50 Sq.mt. |
| 5. | Addition for FSI purpose Road Set Back | | | 286.00 Sq.mt. |
| 6. | Total Plot area for FSI purpose | | | 1068.50 Sq.mt. |
| 7. | FSI Permissible on plot | | | 4.00 |
| 8. | Max BUA Permissible | | | 4274.00 (as Per FSI 4.00) |
| 9. | Permissible Zonal FSI + PTC BUA + Free Sale Comp. | | | Total 4274.00 Sq.mt |
| | Zonal (1.00) | PTC 33(11) (1.50) | Free Sale Comp. (1.50) | |
| | 1068.50 sq.mt | 1602.75 sq.mt | 1602.75 sq.mt | |
| | Proposed Zonal FSI + PTC BUA + Free Sale Comp. | | | |
| | Zonal (1.00) | PTC 33(11) (1.315) | Free Sale Comp. (1.315) | Total 4004.94 sq.mt |
| | 1068.50 sq.mt | 1468.22 sq.mt | 1468.22 sq.mt | |
| 10. | Total BUA approved for scheme (11+12+13) | | | 4004.94 sq.mt |
| 11. | Total FSI sanctioned for the scheme | | | 3.75 |
| 12. | Total Sale BUA proposed to be consumed in situ | | | 2536.72 Sq.mt. |
| 13. | FSI proposed to be consumed in situ | | | 3.75 |
| 14 | Nos of P.T.C. tenements 41 + 04 of Amenities +01 Society office, Amenities such as (01 Balwadi, 01 Yuva Kendra, 01skill Development Center 01 Library) | | | PTC 41 & 05 Amenities |

Following new conditions are added to the Letter- of Intent issued u/no. R-N/PVT/0098/20201204/LOI dtd.04/03/2021.

4. That the Further C.C. shall be re-endorsement as per the proposed amended plans obtained from this office.
5. That if applicable the revised R.C.C. design and calculations shall be submitted before re-endorsement of Further CC for Composite Building.

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6. 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 and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
7. That you shall register with RERA Authority as per RERA Act, and submit the copy same.
8. That you shall submit NOC/Remarks from office of Ch.Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
9. That you shall incorporate condition in agreement of all prospective buyers/tenants/residents making them aware of the following & they shall not complain to SRA in future in this regard.
 - inadequate open spaces.
 - inadequate/substandard sizes of rooms.
 - electro-mechanical parking other equipments, their probable failure due to any reasons & their liability with Developer & his team.
10. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also 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 9.0 Reg. 33(10) of DCPR 2034.
11. That you shall submit revised E.E (T&C) Noc for revised parking requirement before obtaining C.C re-endorsement.
12. That you shall submit revised C.F.O Noc before endorsement of C.C as per amended plan.

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.P.R 2034 Regulation No. 33(11) in the office of the undersigned.

Yours faithfully,



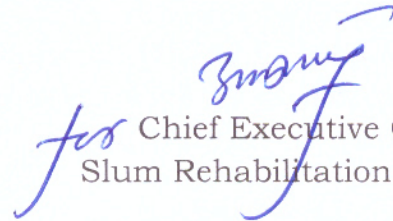
Chief Executive Officer
Slum Rehabilitation Authority.

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

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Copy to:

1. Assistant Commissioner, "R/N" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. Assessment Department "R/N" Ward, M.C.G.M.
- ✓4. I.T. Section (SRA).


for Chief Executive Officer
Slum Rehabilitation Authority