

Slum Rehabilitation Authority

No.: R-C/PVT/0050/20220524/LOI

Date:

- 9 JUN 2023

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. Kosmos Developers
104, Raghunath Krupa,
Near Saraswat Bank, Aarey
Road, Goregaon (E),
Mumbai- 400063.

Subject: Revised Clubbing LOI for Proposed S.R. Scheme u/s. 33(11) of D.C.P.R 2034 on plot bearing, F.P No. 108 of TPS No. III Borivali of village Borivali, L.T Road, Borivali (West), R/C Ward, Mumbai, known as "Express Tower." Mumbai; 400092. **(Scheme No.09)**

Ref. : R-C/PVT/0050/20220524/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. The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number R-C/PVT/0050/20220524/LOI dtd. 25/07/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under:
2. That you shall submit indemnity bond indemnifying CEO (SRA) & their staff from any kind of failures of electro-mechanical parking & other electro-mechanical equipment's provision of inadequate open spaces, provision of inadequate room sizes and legal issues arising thereof.

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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 nos. of eligible huts, PAP, PTC etc. the parameters shall be got revised from time to time.

| Sr. No. | Description | Area proposed in Sq. Mt. | | | |
|---------|--|--------------------------|------------------|------------------|------------------------------------|
| 1. | Plot Area. | 1178.70 | | | |
| 2. | Deduction for: | -- | | | |
| i) | Set back area | -- | | | |
| ii) | Any reservation | -- | | | |
| | Total (i +ii) | -- | | | |
| 3. | Net plot area.(1 - 2) | 1178.70 | | | |
| 4. | Addition for FSI Purpose: set back area | -- | | | |
| 5. | Plot area for FSI purpose (3+4) | 1178.70 | | | |
| 6. | F.S.I. Permissible | 4.00 | | | |
| 7. | Permissible BUA in situ | 4714.80 | | | |
| 8. | Max FSI permissible on plot (4.00 FSI) | (A) | (B) | (C) | (D) |
| | | Zonal | Protected FSI | FSI for PTC | free sale FS |
| | | 1.00 | 0.24 | 1.38 | 1.38 |
| 9. | Max BUA permissible on plot | 1178.70 sq.mt. | 280.33 sq.mt | 1627.88 sq.mt | 1627.88 sq.mt |
| 10. | BUA proposed | 1178.70 sq.mt. | 280.33 sq.mt | 1627.88 sq.mt | 1627.88 sq.mt |
| 11. | FSI consumed | 1.00 | 0.24 | 1.38 | 1.38 |
| 12. | Rehabilitation/PTC BUA (Transferred to Scheme No. 06) + Zonal + Protected FSI + Free Sale Comp. | | | | Total BUA 4714.80 sq.mt |
| | Zonal | Protected FSI | FSI for PTC | Free sale FSI | |
| | 1178.70 sq.mts. | 280.33 Sq.mts | 1627.88 sq.mt | 1627.88 sq.mt | |
| 13. | Rehabilitation component (PTC BUA i.e. 1627.88 sq.mt. (Transferred on scheme 06.) | | | | Nil |
| 14. | Zonal FSI (i.e. 1.00) | | | | 1178.70 sq.mt |
| 15. | Equivalent Sale BUA transferred from Scheme no. 06 | | | | +1627.88 sq.mt |
| 16. | Sale BUA Generated in situ | | | | 1627.88 sq.mt |
| 17. | Total BUA approved for scheme (14+15+16) | | | | 4714.80 sq.mt |
| 18. | Total FSI sanctioned for the scheme | | | | 4.00 |
| 19. | Total Sale BUA proposed to be consumed in situ. | | | | 4714.80 sq.mt |
| 20. | FSI proposed to be consumed in situ. | | | | 4.00 |

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| | | |
|-----|---|---|
| 21. | No. of P.T.C. Tenements transferred on scheme no. 6 (Area of residential PTC Proposed= 27.88 sq.mt.) | 46 + 05 of Amenities (i.e. 01 Balwadi 01 Welfare center 01 Society office 01 Skill development center 01 Library |
|-----|---|---|

Following new conditions are added to the Letter- of Intent issued u/no.

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4. That the Further CC shall be re-endorsement as per the Sale amended plans obtained from this office.
5. That if applicable the revised R.C.C. design and calculations shall be submitted before issue of Further CC for Sale bldg..
6. That you should obtain revised NOC from CFO shall be submitted before granting occupation for the building under reference for Sale bldg.
7. That the work shall not be carried out between 10 pm to 6 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.
8. That you shall register with RERA Authority as per RERA Act, and submit the copy same.
9. That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
10. That you shall submit NOC/Remarks from office of Ch.Eng.(SWM)/DMC(SWM) for providing segregation centres/CWC'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.
11. 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 Developer.
12. 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.

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- Inadequate open spaces.
 - Inadequate / substandard sizes of rooms.
 - Electro-mechanical parking & other equipment's & their liability with Developer & his team and not with SRA Authorities.
13. That you shall maintain the Co-Relation between Scheme No. 09 with Scheme No. 6 time to time for amended IOA and subsequently approval such as C.C., F.C.C. or C.C. re-endorsement as per the amended plans due to revised LOI for Clubbing.

If applicants Society/Developer/Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the modified D.C.P.R of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

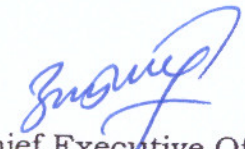
— Sd —

Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) has been approved Revised Clubbing LOI

Copy to:

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

for 
Chief Executive Officer
Slum Rehabilitation Authority