

## Slum Rehabilitation Authority

No.: R-C/PVT/0003/20190711/LOI

Date:

To,

1. Architect : Shri Ketan Vaidya **31 MAY 2022**  
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, Raghvnath Krupa,  
Near Saraswat Bank, Aarey  
Road, Goregaon (E),  
Mumbai- 400063.

**Subject :** Revised Clubbing LOI for proposed S. R. Scheme VII on plot bearing, C.T.S No.27 of village Eksar known as " **Royal Eksar CHS Ltd.**", Borivali (W), R/C ward, Mumbai. U/s. 33(11) of D.C.P.R 2034.

**Ref. :** R-C/PVT/0003/20190711/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/0003/20190711/LOI dtd. 28/01/2020 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.

**R-C/PVT/0003/20190711/LOI**

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.	1325.50				
2.	Deduction for:	--				
i)	Set back area	--				
ii)	Any reservation	--				
	Total (i +ii)	--				
3.	Net plot area.( 1 – 2 )	1325.50				
4.	Protected FSI as Reg.30(C)of DCPR 2034	296.58				
5.	Addition for FSI Purpose: set back area	--				
6.	Plot area for FSI purpose (3+4)	1325.50				
7.	F.S.I. Permissible	4.00				
8.	Permissible BUA in situ	5302.00				
9.	Max FSI permissible on plot (4.00 FSI)	(A) Zonal 1.00	(B) Protected FSI 0.22	(C) PTC FSI 1.39	(D) Free Sale FSI 1.39	(E) Total 4.00
10.	Max BUA permissible on plot	1325.50 sq.mt.	296.58 sq.mt	1839.96 sq.mt	1839.96 sq.mt	5302.00 sq.mt
11.	BUA proposed	1325.50 sq.mt.	296.58 sq.mt.	1839.96 sq.mt	1839.96 sq.mt	5302.00 sq.mt
12.	FSI consumed	1.00	0.22	1.39	1.39	4.00
13.	Rehabilitation/PTC BUA (Transferred to Scheme no. 06) + Zonal + Protected FSI + Free Sale Comp.	Zonal 1325.50 sq.mt.	Protected FSI 296.58 sq.mt	PTC BUA transferred to scheme 06. 1839.96 sq.mt	Free Sale FSI 1839.96 sq.mt	Total BUA 5302.00 sq.mt
14.	Rehabilitation component (PTC BUA -1839.96 sq.mt. Transferred on scheme 06.)	Nil				
15.	Zonal FSI + Protected FSI (i.e. 1.00 + 0.22 )	1622.08 sq.mt				
16.	Equivalent Sale BUA transferred from Scheme no. 07	+1839.96 sq.mt.				
17.	Sale BUA Generated in situ	1839.96 sq.mt				
18.	Total BUA approved for scheme (15+16+17)	5302.00 sq.mt				
19.	Total FSI sanctioned for the scheme	4.00				
20.	Total Sale BUA proposed to be consumed in situ.	5302.00 sq.mt				
21.	FSI proposed to be consumed in situ.	4.00				
22.	No. of P.T.C. Tenements transferred on scheme no. 6 (Area of residential PTC Proposed= 27.88 sq.mt.)	52+ 05 of Amenities (i.e. 01 Balwadi 01 welfare center 01 Society office 01skill development center 01 Library Community				

Following new conditions are added to the Letter- of Intent issued u/no. R-C/PVT/0003/20190711/LOI dtd. 28/01/2020.

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. i) That workers/laborers working in the scheme shall be registered with Maharashtra bldg& other construction labor welfare corp.  
ii) That you shall submit affidavit stating that workers/labors working on the scheme are registered/or will be registered with Maharashtra bldg& other construction labor welfare corp. before approval of plans.
11. That you shall submit NOC/Remarks from office of Ch.Eng.(SWM)/DMC(SWM) for providing segregation centres/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.
12. 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.

13. 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 equipment's & their liability with Developer & his team and not with SRA Authorities.
14. That you shall maintain the Co-Relation between Scheme No. 7 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 applicant 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,

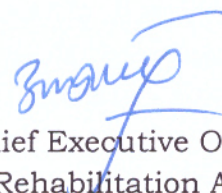
— Sd —

Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the 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