

No.: R-S/PVT/0084/20210222/LOI

Date:

08 NOV 2021

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. K. R. Construction
Basement, Hinal Residency.
Dahanukar wadi Datta Mandir Road,
Kandivali (W), Mumbai-400067.

Sub: Proposed S.R. Scheme u/s. 33(11) of D.C.P.R 2034 on plot bearing, C.T.S No. No 128A/53/1(pt) of village kandivali Dahanukar wadi,kandivali (West) known as J24 Mahavir Nager CHS Ltd Taluka Borivali,R/south ward,Mumbai.

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme land bearing C.T.S No. No 128A/53/1(pt) of village Kandivali Dahanukar wadi,Kandivali (West) known as J24 Mahavir Nager CHS Ltd Taluka Borivali,R/south ward,Mumbai,this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI** of **3.00** (Three only) in accordance with provisions of Reg. 33 (11) DCPR 2034, maximum **FSI** of **3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

1. That you shall hand over 29 numbers of PTC tenements each of carpet area 27.88 Sq. mt. and 4 nos amenity + Society office tenements (i.e. 01 Balwadi, 01 Yuva kendra,, 01 Skill Development Center ,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.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

2. 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.
3. 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.
4. That the regular/sanction/proposed lines and reservations shall be got demarcated at site through A.E.(Survey)/E.E (T&C)/E.E(D.P)/D.S.L.R before applying for plinth C.C.
5. That the carpet area of PTC tenements shall be certified by the Architect.
6. That the 05 Amenity tenements i.e. 01 Balwadi, 01 Yuva kendra, 01 Society office, 01 Skill Development Center, 01 Library shall be handed over to the Competent Authority for specific purpose only and shall submit the possession receipt for the same.
7. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
8. That you shall submit the P.R. Card in the name of J-24 CHS Ltd with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before issue of plinth C.C.
9. 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.

10. 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.

Sr. No.	Description	Area proposed in Sq. Mt.			
1.	Plot Area.	1114.79			
2.	Deduction for:	--			
i)	Set back area	--			
ii)	Any reservation	--			
	Total (i +ii)	--			
3.	Net plot area.(1 – 2)	1114.79			
4.	Addition for FSI Purpose: set back area.	--			
5.	Plot area for FSI purpose (3 + 4)	1114.79			
6	F.S.I. Permissible	3.00			
7	Permissible BUA in situ	3344.37			
		(A)	(B)	(C)	(D)
8.	Max FSI permissible on plot (3 FSI) i.e. (3344.37 sq. mt.)	Zonal	FSI for PTC T/s.	FSI for free Sale Component	TOTAL
9.	Max BUA permissible on plot. (as per FSI 3.00)	1114.79 sq.mt	1114.79 sq.mt.	1114.79 sq mt	3344.37 sq.mt.
10	Max FSI Permissible	1.00	1.00	1.00	3.00
11.	BUA proposed (as per FSI 2.97)	1114.79 sq.mt	1101.80 sq.mt.	1101.80 sq. mt.sq.mt.	3318.39 sq.mt.
12.	FSI consumed (2.97)	1.00	0.985	0.985	2.97
13.	Max Fungible area permissible (as per FSI 2.97)	390.18 sq.mt.	385.63 sq.mt.	385.63 sq.mt.	1161.44 sq.mt.

	Fungible area proposed (as per FSI 2.97)	390.18 sq.mt.	144.13 sq.mt.	382.59 sq.mt.	916.90 sq.mt.
14.	Total BUA proposed without Fungible.	3318.39 sq.mt			
15.	Total BUA proposed with Fungible.	4235.29 sq.mt			
16.	FSI consumed	2.97			
17.	No. of P.T.C. Tenements i.e. 34 Nos. (Area of residential PTC Proposed= 27.88 sq.mt.)	29 Nos PTC + 04 Nos of Amenities + 01 No Society Office Amenities such as (01 Balwadi 01 Yuva Kendra 01 Library 01 Skill development)			

11. 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 / any kind of dispute accident on site risks, or any damages or claim arising with property owners or any others before IOA in prescribed format.
12. That the tenements proposed for PTC shall be shown distinctly on plan.
13. That the quality of Construction work of building shall be strictly monitored by concerned Architect, Site Supervisor & Structural Engineer and quarterly report on quality of work carried out shall be submitted with test result etc.
14. That you shall submit individual registered agreement and rehabilitate the existing tenements in the proposed scheme.
15. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

16. That Permanent Transit Camp component shall include.
 - i) 29 No. of Residential Tenements.+ Society office
 - ii) 01 Balwadi
 - iii) 01 Yuva Kendra
 - iv) 01 Skill Development Center
 - v) 01 Library
17. That you shall appoint third party quality auditor with prior approval of Dy.Ch.Eng.(SRA) /Executive Engineer (SRA) for quality audit of building work at various stages.
18. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
19. That this letter of intent is issued on the basis of plot area certified by the Architect 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 within 3.00.
20. The IOA/Building plans will be approved in accordance with the Development Control and promotion Regulation 2034 and prevailing rules, policies and conditions at the time of approval
21. 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.
22. That the arithmetical error if any revealed at any time shall be corrected on either side.
23. That all the temporary structures constructed if any, on the plot under reference shall be removed before requesting OCC for that built up area.
24. That you shall submit remarks from Power Supply Company for size of location of meter room before issue of plinth CC.
25. That you shall pay total amount of Rs. 13,60,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 40,000/- per tenement as decided by the authority and total amount of Rs.40,65,529.60/- {i.e. 2% of Ready Reckoner Rate @ Rs. 1360/- per sq.mt.} towards Infrastructural Development charges.

26. 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.
27. 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.
28. 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, Structural Engineer, Approval No. & Date of LOI & IOA.
29. That you shall display bilingual sign boards on site and painting of SRA Logo on PTC building as per Circular No. SRA/Admin/Circular No. 64/569/2004 dated. 14/10/2004.
30. That you shall submit the Conveyance Deed for PTC component and sale component or composite component before obtaining occupation certificate, respectively.
31. That the defect liability period for P.T.C. building shall be 3 years and any repairs/rectification required during this period shall be done by the developer. The bank guarantee and deposits of the developer shall be withheld till the completion of the defect liability period.
32. 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.
33. That you shall submit the plans for both PTC & sale wing as per Reg. No. 33(11) of DCPR 2034 and accordingly shall pay the premium for the fungible FSI proposed in the scheme.
34. You shall submit registered undertaking with regard to condition as mention under DCPR 2034 Reg. 31(1)(xvii).
35. You shall obtain NOC from geologist before grant of C.C.
36. That you shall design the slab of the U.G. Tank shall be designed with "AA" class loading to bear the vehicular load of fire engine.
37. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
38. The NOC from Civil Aviation Authority will be insisted before issuing further C.C

39. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
40. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dated. 22/02/2016 before issuance of further approvals.
41. That you shall construct tenements in shear wall technology as per Circular No.154.
42. That the developer shall install Firefighting system as per requirement of CFO and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer societies firefighting equipment supply and / or maintenance firm comprehensive maintenance for period of 10 years from date of issue of O.C of building. Entire cost shall be borne by developer and copy of Registered Agreement shall be submitted to S.R.A for record before applying for O.C including part O.C
43. That you shall submit necessary remarks from Building Proposal, R/south Ward, MCGM for Closure of the file submitted in MCGM.
44. That you shall obtain prior permission from A.E R/S Ward for any Work or deepening of Existing Well/Bore Well and As the plot is affected by water supply tunnel safety band, excavation/deep foundation or by way of blasting shall not be permitted on the plot.
45. That excavation/deep foundation or by way of blasting shall not be permitted on the plot as the plot is affected by water supply tunnel safety band.
46. That you shall submit NOC/Remarks from office of Ch.E (SWM)/DMC(SWM) for providing segregation Centre/OWCs and transportation & deposition of C & D Waste generated from site to designated land fill sites as per C & D Waste Management Plan rule 2016.

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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,

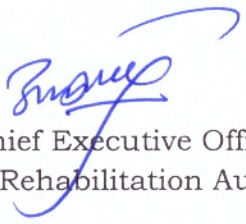
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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

for 
Chief Executive Officer
Slum Rehabilitation Authority