



SLUM REHABILITATION AUTHORITY

No.: H-W/PVT/0093/20220406/LOI

Date:

-4 JUL 2022

To,

Architect

:Shri. Rahul Kamathi of M/s. Rahul Kamathi Architects & Interior Designers (**for S.R. Scheme no. 3**)
Ruparel Iris, Level 1 & 2,
Near Magnet Mall, Senapati Bapat Marg,
Matunga (West), Mumbai - 400 016

Developer

:M/s. Ruparel Infra and Realty Pvt. Ltd.(For **Scheme no.3**)
Ruparel Iris, Level 1 & 2,
Near Magnet Mall, Senapati Bapat Marg,
Matunga (West), Mumbai - 400 016.

Subject : Clubbing LOI for implementation of Slum Rehabilitation Scheme with amalgamation and clubbing of slum Rehabilitation Schemes I, II & III

LOI by Clubbing of three S. R. Schemes i.e.

- 1) S.R. Scheme on slum plot bearing C.T.S. Nos. 471A (pt) of Village Kandivali, at Kandivali (w) in R/S ward for Ganesh Nagar SRA CHS & 5 others Mumbai Suburban District under Reg. 33(10) of DCPR-2034. (**called as S.R. Scheme No.1**)

Already clubbed with

- 2) S.R. Scheme on plot bearing CTS No. 725(pt.), Survey No. 37, Hissa No. 1, Village Kandivali, Taluka Borivali, Mumbai - 400 067. For, **Prasad CHSL (called as S.R. Scheme No.2)**

Now clubbed with

- 3) S.R. Scheme on slum plot bearing CTS Nos. 280, 281, 282, 283, 284, 285, 293 & 549 of Village Bandra, H/W Tal- Andheri, Mumbai Suburban District under Reg. 33(11) of DCPR-2034 (**called as S.R. Scheme no.3**)

Ref: H-W/PVT/0093/20220406/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. Parameters after Clubbing of Scheme-III**a. (S.R. Scheme no.3):**

Sr. No.	Description	Area proposed in sq. m.			
1.	Plot Area.	3186.40			
2.	Deduction for :	--			
i)	Set back area	110.00			
	Total (i)	110.00			
3.	Net plot area. (1 - 2)	3076.40			
4.	Addition for FSI Purpose: 2 times of setback area	220.00			
5.	Plot area for FSI purpose	3076.40			
6.	Max FSI permissible on plot	Zonal	Free Sale	PTC	Total
		1.00 of (3)	1.50 of (3)	1.50 of (3)	4.00
7.	Max BUA permissible on plot	3076.40 + 220 (2 times road set-back)	4614.60	4614.60	12305.60
8.	BUA proposed	3076.40 + 220 (2 times road set-back)	3329.11	3329.11 - 3329.11	9954.62
	BUA Proposed for Sale Component for the scheme	3076.40 + 220 (2 times road set-back)	(3329.11 + 3329.11) 6658.22	--	9954.62
9.	FSI consumed (8/5)				3.23
10.	No. of P.T.C. tenements (Residential)	78 Nos. of PTC including amenities. (Transferred to Scheme-I)			--

- That you shall submit NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
- 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.
- 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.
- That the developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. So-1533 (E) dtd. 14.09.2006 before obtaining C.C. as amended from time to time for the scheme with total actual area to be constructed on site having more than 20000 sq. mtr.

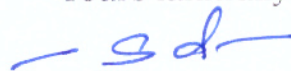
7. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
8. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
9. 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.
10. 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.
11. 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.
12. In the event, if any changes are observed, Revised LOI shall be taken to that effect.
13. That you shall submit Civil Aviation NOC before granting Further CC to the bldg u/ref.
14. That you shall submit Undertaking stating that there is no any litigation pending in court of Law.
15. That the Sale CC will be released in co-relation to the handed over PTC tenements.
16. That you shall submit undertaking stating that the servant toilet will be accessible to all and will not be sold.
17. That Developer shall submit Registered Undertaking stating that said fitness centre shall be handed over to the Society after receipt of OCC and no Commercial use shall be done for fitness centre.
18. That you shall submit separate P.R. Card in name of MCGM for road set-back, before asking last 10% Sale CC.
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

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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.”

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.
23. That you shall submit P.R. in the name of M/s. Ruparel Infra & Realty Pvt. Ltd. within 03 months from date of acceptance, failing which no further development permission shall be granted.

Yours faithfully,

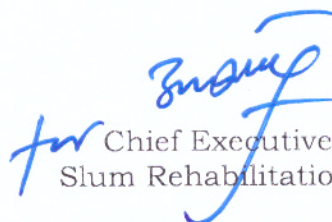


Chief Executive Officer
Slum Rehabilitation Authority

(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