



SLUM REHABILITATION AUTHORITY

No.: GN/PVT/0033/20220916/LOI

Date:

28 SEP 2022

To,

Architect

:Shri. Rahul Kamathi of M/s. Rahul Kamathi Architects & Interior Designers
Ruparel Iris, Level 1 & 2,
Near Magnet Mall, Senapati Bapat Marg,
Matunga (West), Mumbai – 400 016

Developer

: M/s. Ruparel Homes India Pvt. Ltd.
Ruparel Iris, Level 1 & 2,
Near Magnet Mall, Senapati Bapat Marg,
Matunga (West), Mumbai – 400 016.

Subject : LOI for S. R. Scheme on non-slum plot bearing F.P. No. 265 TPS -III, Mahim Division situated at T.H. Kataria Marg, and Senapati Bapat Marg, Mahim Mumbai 400 016, G/N Ward MCGM, under Reg. 33(11) of DCPR 2034.

Ref: GN/PVT/0033/20220916/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. 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
3. 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.

4. Parameters:

Sr. No.	Description	Area proposed in sq. m.			
1.	Plot Area.	3911.40			
2.	Municipal Land on lease (kept in abeyance) at this stage	60.05			
3.	Deduction for :				
i)	Set back area	780.09			
4.	Net plot area.(1 – 2 -3)	3071.26			
5.	Addition for FSI Purpose: setback area	780.09			
6.	Plot area for FSI purpose	3851.35			
7.	Max FSI permissible on plot	Zonal (A)	PTC (B)	Free Sale(C)	Total
		1.33 of (6)	{{(6 x 4FSI) – 7A} X 63%	{{(6X 4FSI) – 7A-7B}	4.00
8.	Max BUA permissible on plot	5122.29	6478.36	3804.75	15405.40
9.	BUA proposed	5122.29	6576.70	3706.41	15405.40
10.	Sale BUA Proposed in scheme u/ref.	5122.29	--	3706.41	8828.70
11.	FSI consumed (8/5)				4.00
12.	No. of P.T.C. tenements (Residential)	147 Nos. of PTC (including amenities)			147

5. 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.
6. 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/progress of work of 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 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

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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 before asking IOA to bldg u/ref.
23. That you shall obtain NOC from Railway Authority before asking CC beyond plinth level.
24. That you submit of NOC/Requirement from the HE Department and NOC from E.E Mech of MCGM before granting further CC for provision of Open to sky swimming pool on terrace level.
25. That you shall submit following for the provision of Parking tower, before asking CC beyond level:
 - i. Peer review from Registered structural Engineer/ Consultants, being it is M.S. structural proposed adjoining to Bldg u/ref.
 - ii. The registered undertaking from the developer stating that, the areas covered by parking floors will not be misused.
 - iii. NOC from E.E. (T. & C.)/Traffic Consultant as per EODB guidelines.
 - iv. Indemnity Bond Indemnifying SRA & SRA staff mentioning therein that, the SRA & SRA staff will not be held responsible from any unwanted incident such as loss of life, damage of the property, goods, noise pollution etc.
26. That you shall submit NOC from Dy. M.A.(Heritage) before granting development permission beyond plinth to the bldg u/ref.

Yours faithfully,

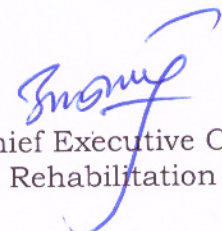
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Chief Executive Officer
Slum Rehabilitation Authority

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