



SLUM REHABILITATION AUTHORITY

No. HW/PVT/0105/20230306

Date: 30 MAY 2023

1. **Lic. Surveyor** : Shri. Satish Hande
of M/s. Ace Consultants,
510-511, 'C' Wing, Trade World,
Kamala Mill Compound, Lower Parel,
Mumbai-400 013.
2. **Developer** : M/s. NVK Realty LLP,
Miss. Mala Sinha,
Smt. Pratibha C Lohani,
103, 10th Floor, A-Wing, Mittal Tower,
Barrister Rajani Patel Marg,
Nariman Point, Mumbai- 400 021.

Sub: Proposed S.R. Scheme under Reg. 33(11) of DCPR on plot bearing CTS No. 1176 of Village Bandra-F, i.e. F. P. No. 8, TPS - II of Village Bandra-F, situated at junction of Turner Road & St. Martin Road respectively, Bandra (West) Mumbai-400 050, in 'H/W' Ward of BMC.

Ref: No. HW/PVT/0105/20230306

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 1176 of Village Bandra-F, i.e. F. P. No. 8, TPS -II of Village Bandra-F, situated at junction of Turner Road & St. Martin Road respectively, Bandra (West) Mumbai-400 050, in 'H/W' Ward of BMC, this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI of 4.00** (Four Point Zero Zero) in accordance with provisions of Reg. 33(11) of DCPR 2034 and maximum in-situ FSI of 4.00 shall be allowed to be consumed on the plot, subject to the following conditions;

1. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/ CC are obtained for any one building of the project then this LOI will remain valid till validate of IOA/ CC.

3. 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.

The salient features of the scheme are as under:

Sr. No.	Parameters	Details			
1.	Area of S.R. Scheme Plot				1393.00
2.	Deduction for Road setback				169.36
3.	Balance area of Plot				1223.64
4.	Addition for FSI purpose				169.36
5.	Total plot area for FSI purpose				1393.00
6.	In-situ FSI permissible on plot	PTC	Free Sale	Zonal	Total
		1.50	1.50	1.00	4.00
7.	Total in-situ BUA permissible on plot	2089.50	2089.50	1393.00	5572.00
8.	Rehab Built up area	2089.50	--	--	2089.50
9.	Rehabilitation Component	--	--	--	--
10.	Sale Component	--	2089.50	1393.00	3482.50
11.	Total BUA sanctioned for the Scheme	2089.50	2089.50	1393.00	5572.00
12.	FSI sanctioned for the scheme	1.50	1.50	1.00	4.00
14.	In-situ Sale BUA permissible	--	2089.50	1393.00	3482.50
15.	Total BUA proposed to be consumed in-situ	2089.50	2089.50	1393.00	5572.00
16.	FSI proposed to be consumed in-situ	1.50	1.50	1.00	4.00
17.	Nos. of PTC tenements	47 Nos.	--	--	47 Nos.
18.	Nos. of Amenity tenements	05 Nos.			05 Nos.

(Note: All areas are in sq.mt.)

4. This LOI is issued on the basis of document submitted by the applicant. If any of the documents submitted by Architect/ Developer/ Society or owner are proved fraudulent/ misappropriated before the HPC /Competent Court and if directed by HPC/Competent Court 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.
5. Details of land Ownership:-Private Land.
6. Details to access:- The plot u/ref. is abutting to 18.30 mt. wide Turner Road & 12.20 mt. wide St. Martin Road.
7. Details of D.P. Remarks:- The plot u/ref. falls in Residential (R) Zone & not reserved for any other public reservations.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at rate of 2% of Ready Reckoner on additional built up area beyond zonal FSI to the Slum Rehabilitation Authority as per Reg. 33(10) & 33(11) of DCPR 2034.
9. That you shall hand over 52 number of PTC tenements including amenity tenements to the Slum Rehabilitation Authority each of

carpet area 27.88 sq.mt free of cost. The PTC tenements shall be marked as a PTC Tenement 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.

10. That the carpet area of PTC tenements shall be certified by the Architect/ Lic. Surveyor.
11. The Amenity Tenements of Anganwadi as mentioned in salient features condition no. 3 above shall be handed over to Woman & Child Welfare Department, Govt. of Maharashtra as per Circular No. 129. Welfare Centre, Society office as mentioned in salient feature condition no. 3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/ Composite building handing over/ taking over receipt shall be submitted to SRA by the developer.
12. The Developer shall submit various NOCs from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
13. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below;-

Plot area upto 4000 sq.mt.	- 36 months
Plot area between 4001 to 7500 sq.mt.	- 60 months
Plot area more than 7500 sq.mt.	- 72 months

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/ SRA with valid reasons.
14. The Developer /Chief promoter shall submit the duly notarized Indemnity Bond on Rs. 220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risk or any damages or claim arising out of any sort of litigation with slum dwellers/ property owners or any others before IOA in a prescribed format.
15. The Developer shall not block existing access/easement right 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.
16. The IOA/ Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
17. That the Arithmetical error if any revealed at any time shall be corrected on either side.
18. That you shall obtain the NOC alongwith original file from B.P.(WS) of BMC by closing the proposal in Building Proposal Department-

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W.S. to SRA before requesting IOA / amended plans to composite building under Reg. 33(11) of DCPR 2034, to avoid the duplication of development permissions by different authorities.

19. That you shall submit plot boundary demarcation from CTSO Bandra before requesting Plinth CC to Composite Building.
20. That you shall submit remarks from Dy. M.A. (Heritage) or appropriate authority before requesting further CC.
21. That you shall submit height verification of proposed building from GVK or concerned authority before requesting OC to building.
22. That you shall hand over road setback area to BMC and submit a separate PRC in the name of BMC before requesting CC to last 25% sale built up area in the scheme.
23. That the OC to Sale portion will be granted only after handing over of PTC tenements proposed under the S.R. Scheme to SRA.
24. That you shall obtain a NOC from concerned electric supply company for electric substation before requesting further C.C to composite Building.
25. That you shall design top of basement & UG tanks for AA class loading & submit structural drawings before requesting Plinth CC.
26. That you shall submit NOC from EE(T&C) & EE(M&E) or private consultants for proposed car parking & AVS before requesting Plinth CC.
27. That you shall submit RUT for not misusing the service floors, elevation features, handing over of fitness center & layout RG proposed on podium to society before requesting plinth C.C.
28. That you shall submit revised NOC from CFO of MCGM before requesting further CC to Composite Building.
29. That you shall submit a copy of labour insurance policy before requesting Plinth CC.
30. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
31. That the rain water harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times. Failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built up area shall be leviable.

32. 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.
33. That you shall submit a certificate from MAHA- RERA Authority for office this record.
34. That the defect liability period for rehab/composite building will be 3 years from the date of granting OCC and any repairs/rectification required during this period will be done by the developer as per circular no. 108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite bldg.
35. In case of S.R. Scheme on state govt./MHADA/MCGM land, lease deed & in case of private land conveyance deed for rehab component and sale component shall be executed before requesting C.C. to last 25% of permissible BUA in-situ in scheme.
36. That the developer shall ensure the compliance of provisions of Building & Other Constructions Workers (Regulation & Employment and Condition of Service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in IA 127961/2018 in SWM (C) No(s) 1/2015.

If applicant Society/ Developer/ Architect are agreeable to all these above conditions, you may submit proposal for approval of plans separately for each building, in conformity with the modified D.C.P.Regulationsof2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

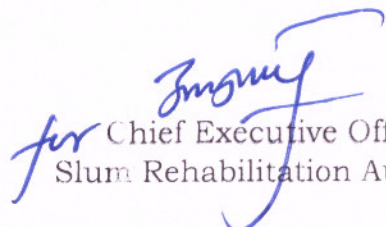
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. The Municipal Commissioner, BMC,
2. Assistant Commissioner, "H/W" Ward, BMC,
3. Chief Engineer, Development Plan, BMC,
4. Hydraulic Engineer, BMC,
- ✓ 5. I.T. Section (SRA) to publish this LOI on SRA's website & report compliance.

for  Chief Executive Officer
Slum Rehabilitation Authority