



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/224/RC/PL/LOI

Date: **24 OCT 2016**

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. Kosmos Developers,
104, Raghvnath Krupa,
Near Saraswat Bank,
Aarey Road, Goregaon (E),
Mumbai- 400 063.

Sub: Proposed S.R. Scheme on land bearing F.P. No. 126 of T.P.S. at Village Borivali No. III known as **Nandanvan CHS Ltd.**, Borivali (West), R/Central Ward, Mumbai.

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme land bearing F.P. No. 126 of T.P.S. at Village Borivali No. III of known as **Nandanvan CHS Ltd.**, Borivali (West), R/Central Ward, Mumbai., this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI** of **2.49** (Two point Forty Nine only) in accordance with provisions of Appendix – IV of Reg. 33 (14) (D) of amended D. C. Regulations, 1991, out of maximum **FSI** of **2.50** shall be allowed to be consumed on the plot, subject to the following conditions.

1. That you shall hand over 59 numbers of PTC tenements each of carpet area 25.00 Sq. mt. and 3 nos amenity tenements to the Slum Rehabilitation Authority each of free of cost.

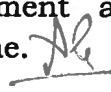
The PTC tenements shall be marked as a PTC Tenements on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

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2. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one 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 carpet area of PTC tenements shall be certified by the Architect.
5. That the Amenity tenements i.e. 01 Balwadi, 01 Society Office & 01 Welfare Center shall be handed over to the Competent Authority for specific purpose only and shall submit the possession receipt for the same.
6. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
7. That you shall submit the P.R. Card in the name of Nandanvan CHS Ltd. with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
8. 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.
9. 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. 

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Sr. No.	Description	Area proposed in sq. mt.			
1.	Plot Area.	2305.50			
2.	Deduction for :	-			
i)	Set back area	-			
ii)	Any reservation	-			
	Total (i +ii)	-			
3.	Net plot area.(1 – 2)	2305.50			
4.	Addition for FSI Purpose set back area	-			
5.	Plot area for FSI purpose (3 + 4)	2305.50			
6.	Max FSI permissible on plot	PTC 33(14)(D)	Free Sale	Zonal	Total
		0.75 of (5)	0.75 of (5)	1.00 of (5)	2.50
7.	Max BUA permissible on plot	1729.13	1729.12	2305.50	5763.75
8.	BUA proposed	1729.29	1728.98	2298.55 1898.55 (prop) + 400.00 (existing)	5756.82
9.	FSI consumed	0.75	1.74		2.49
10.	No. of P.T.C. tenements	56 + 03 of Amenities			59

10. 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 / property owners or otherwise.
11. That the tenements proposed for PTC shall be shown distinctly on plan.
12. 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.
13. That you shall submit individual registered agreement and rehabilitate the existing tenements in the proposed scheme. 

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14. 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.
15. That Permanent Transit Camp component shall include.
 - i) 56 No. of Residential Tenements.
 - ii) 01 No. of Balwadi.
 - iii) 01 No. of Welfare Center.
 - iv) 01 No. of Society office.
16. 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.
17. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
18. 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 2.50.
19. 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
20. 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.
21. That the arithmetical error if any revealed at any time shall be corrected on either side.

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22. That all the temporary structures constructed if any, on the plot under reference shall be removed before requesting OCC for that built up area.
23. That you shall pay total amount of Rs. 23,60,000/- 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.19,36,620.00/- {i.e. @ Rs. 560/- (Suburb) per sq.mt.} towards Infrastructural Development charges.
24. 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.
25. 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.
26. 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.
27. That you shall display bilingual sign boards on site and painting of SRA Logo on PTC building as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
28. That you shall submit the Conveyance Deed for PTC component and sale component or composite component before obtaining occupation certificate, respectively.
29. 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.
30. That you shall submit the remarks from electric supply company to Composite building.
31. 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.
32. That you shall submit the plans for both PTC & sale wing as per the modified D.C. Regulation 1991 as per notification issued by Government in U.D. Department dtd. 6/1/2012 and accordingly shall pay the premium for the fungible FSI proposed in the scheme.

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33. That you shall give registered undertaking stating that necessary remark from Building proposal, MCGM for surrender of I.O.D./C.C. and closure of file will be submitted before issue of C.C.
34. You shall obtain necessary permission of Standing Consulting Committee as per order No. UDR-81/2013/UD-11 dtd 4-12-13 issued under section 154(1) of M.R.T.P. Act 1966 before grant of C.C. as the plot under reference falls within peripheral of 500 mts. From jail.
35. You shall submit a Registered Undertaking stating that "the society / developer will grant access to the existing bungalow during the construction and after the completion of the scheme, further society will not, in any way whatsoever, affect the Bungalow structure or its use as Bungalow, during or after the construction" before issue of IOA to the composite building.
36. You shall obtain that remark from T.P. department of MCGM with regard to non applicability of 15% deduction R.G. for FSI purpose before issue of C.C.
37. You shall submit registered undertaking with regard to condition as mentioned under D.C. Reg. 38(32) i), iii), iv), vi)
38. As the plot falls in aerodrome zone, remark /NOC from Civil elevation authority shall be obtained before F.C.C.
39. You shall obtain NOC from geologist before grant of C.C.
40. As per plot fall on village boundary, specific remark/NOC shall be obtained before issue of C.C.
41. With regarded to existing bore well, specific remark/NOC shall be obtained from concerned department before C.C.
42. In case the proposed modification to 33(14)(D) is not approved and issued then you shall amend the plan so as to bring it in line with the prevailing 33(14)(D) provision.
43. That you shall design the slat of the U.G. Tank shall be designed with "AA" class loading to bear the vehicular load of fire engine.
44. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA. 

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45. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
46. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
47. That you shall construct tenements in shear wall technology as per Circular No.154.
48. That you shall comply the provisions of MOFA & shall submit Registered Undertaking to that effect.
49. That you shall submit Registered Undertaking that that in the case, the proposed modification to 33(14)D is not approved and issued, then you shall amend the plan, so as to bring it in line with the prevailing 33(14)D provisions at your own risk and cost.

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. Regulation No. 33(14) D in the office of the undersigned.

Yours faithfully,


for, 24/10/2016 Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO(SRA) has signed the LOI on 16/09/2016)