

BRIHANMUMBAI MUNICIPAL CORPORATION

Ch.E./D.P./27839/WS

Dt. 28 FEB 2024

To,

M/s. Chandak Realtors Pvt. Ltd,

Hubtown Solaris, 807/808,

8th Floor, N.S. Phadke Marg,

Opp. Telli Gully, Near Regency Hotel,

Andheri (E),

Mumbai-400069.

Subject : Letter of Intent for Proposed Cluster Redevelopment Scheme as per Reg. 33(9) of DCPR 2034 on plot bearing C.T.S. No 204/A to C, 209, 209/1 to 21 of Village Sahar situated in K/E Ward, Mumbai.

Reference : i) Hon'ble M.C. approval u/no. MCP/73/35 dated 27.07.2023 for Minutes of 47th High Power Committee (HPC) meeting held on 22.06.2023
ii) UDD Order u/no. TPB-4323/358/CR.No.124/2023/UD-11 dated 20.11.2023 and 25.01.2024

Licensed Surveyor : Shri. Yomesh N. Rao of M/s. YMS Consultants Limited.

The Cluster Redevelopment Scheme on the above subject plot is approved by the High Power Committee in the meeting held on 22.06.2023. In view of the Hon'ble M.C. approval for Minutes of 47th High Power Committee (HPC) meeting held on 22.06.2023 and UDD Order u/no. TPB-4323/358/CR.No.124/2023/UD-11 dated 20.11.2023 and 25.01.2024, this Letter of Intent (LOI) is hereby issued subject to following terms & conditions:

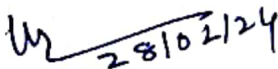
- 1) That the proposed development shall be carried out as per the following point approved by UDD on 20.11.2023;
 - a) The Cluster Development Scheme (CDS) under Reg. 33(9) of DCPR 2034 on entire CTS No. 204/A to C, 209, 209/1 to 21 of village Sahar situated in K/E Ward as per Cluster boundary, shape and area after deducting encroachment.
 - b) The eligibility of some buildings shall be considered as per first date of assessment extract/ occupying premises for OCC issued later under amnesty scheme and for dilapidated buildings.
 - c) The Front open space on 13.40 mt. wide road shall be 3 mt.
 - d) Additional LOS shall be provided after adjusting amenity as per Reg. 14(A) of DCPR 2034
 - e) Proposed redevelopment shall be as per Reg. 33(9) of DCPR 2034 and as per Govt. Notification u/No. TPB/-4320/107/CR-72/2020(Part-I)/UD-11 dated 08.07.2021.
- 2) That proposal shall be submitted to Building Proposal Department and approvals will be granted as per provisions of Reg. 33(9) of DCPR 2034 amended upto date

and Govt. Notification u/no. TPB/-4320/107/CR-72/2020(Part-I)/UD-11 dated 08.07.2021. All conditions mentioned in Reg. 33(9) of DCPR 2034 shall be complied with.

- 3) That the proposed development shall be carried out as per the points approved by Hon'ble M.C. u/no. MCP/73/35 dated 27.07.2023 for Minutes of 47th High Power Committee (HPC) meeting held on 22.06.2023
- 4) That NOC from MHADA based on Regulation 33(9) of DCPR 2034 as modified notification u/no. TPB/-4320/107/CR-72/2020(Part-I)/UD-11 dated 08.07.2021, shall be submitted.
- 5) That the necessary sanctions/ permissions of competent authority shall be obtained wherever required before approval of plans, as stated hereunder:
 - a) That MOEF NOC shall be submitted before asking Commencement Certificate as applicable as per MOEF Notification and subsequent clarification, if any.
 - b) That the CFO NOC shall be submitted before submitting of plans of concessions for the approval from competent authority.
 - c) That the NOC from Civil Aviation Authority shall be submitted, as applicable.
- 6) That the measures suggested in the Environment Impact Assessment Study report to mitigate the adverse effect of development under reference shall be complied with.
- 7) That the Letter of Intent is valid for the period of one year from date of issue and concession approval for the scheme shall be obtained within one year.
- 8) That all the eligible occupants/ tenants shall be rehabilitated in the redeveloped building with the carpet area admissible as per Regulation 33(9) of DCPR 2034.
- 9) That all disputes of tenancy and sub tenancy, transfers, eligibility of tenant, family disputes, if any etc. shall be resolved by the project proponent as per rules and BMC will not be the party to it and the project proponent shall indemnify BMC & its officers against any litigation arising out of it.
- 10) That it will be the responsibility of the project proponent to provide the transit accommodation to the tenant/ occupants of the existing building at their cost during the period of redevelopment as per the relevant provisions of DCPR 2034
- 11) The court matter and orders, if any for the proposal under reference shall be binding on the project proponent and shall be complied with by the project proponent.
- 12) That the project proponent shall execute an Indemnity Bond indemnifying B.M.C./Government of Maharashtra from any charges, claims, damages, legal suits, losses, cost demands of whatsoever nature preferred or made by any person or persons by reason or permission to redevelop property in question or any claims arising thereof.

- 13) That the project proponent shall be responsible for any damage or injury whatsoever that maybe caused at any time to any person or property or to the third party while executing the project and all such damages, injury or losses to the life or to the property shall be made good immediately by the project proponent to the satisfaction of the Municipal Commissioner.
- 14) Any breach of condition regarding debris disposal will entail the cancellation of this permission & work will be liable to be stopped immediately.
- 15) That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (civil) No. 023708/2017 dtd. 15/03/2018 in the case of dumping ground shall be complied with before starting demolition of structures and/or starting any construction work.
- 16) That adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
- 17) That the list of occupants and area occupied by each of them shall be verified by M.B.R. & R. Board.
- 18) This LOI shall not be used as a tool to evict or to enforce tenants/ owner to join the scheme.

Yours faithfully,

 28/02/24

Director

(Engineering, Services & Projects)

Member Secretary

High Power Committee