

## SLUM REHABILITATION AUTHORITY

No. H-W/PVT/0110/20230704

Date: 23 NOV 2023

To,

Architect

: Shri. Amod Mandlik

A/903, Bhimashankar Heights,  
Kandarpada, Link Road,  
Dahisar (West), Mumbai - 400 068.

Developer

: M/s. Keyorbit Realtors Pvt. Ltd.

702, Natraj, M. V. Road Junction,  
Western Express Highway, Andheri (E), Mumbai 400 069.

Subject:

Grant of LOI Proposed redevelopment of existing Residential Building under Regulation 33(11) of DCPR 2034 on plot bearing CTS No. 1401 of village Bandra-C, at Pali Hill Road (Smt. Nargis Dutt Road), Bandra (W), in H/W Ward, Mumbai.

Ref:

H-W/PVT/0110/20230704

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Schemes and on the basis of documents submitted by applicant, this office is pleased to issue this **Letter of Intent (LOI)** for Clubbing of the S. R. Scheme under Regulation 33(11) with S. R. Scheme under Regulation 33(10) & 30 in P/N ward (Scheme - 1), subject to the following conditions:

1. That this Letter of Intent is issued on the basis of plot area certified by Architect and Competent Authority & other relevant documents submitted to this office.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
4. That the built-up area, shall be as per following scheme parameters at the clubbed schemes. In the event of change in area of plot, Nos of eligible huts etc. the parameters shall be updated from time to time.

**The salient features of the scheme are as under:**

Sr. No	Description	Parameters In Sq.Mts
1.	Plot area for S.R. Scheme - 3 as per P. R. Card	1719.30
2.	Plot area Not in Possession	30.00
3.	Plot area Considered for Scheme	1689.90



4.	Deduction for	
	a. Set Back Area	104.70
5.	<b>Net Plot area</b>	<b>1585.20</b>
6.	Deduction for Proportionate Amenity Open Space	Nil
7.	<b>Balance Plot area for FSI</b>	<b>1585.20</b>
8.	Addition for Road area as per Govt. Notification 14/07/2022	104.70
9.	Plot area for FSI Purpose [7 + 8]	1689.90
10.	FSI Permissible	3.00
11.	Maximum BUA permissible for Scheme	5069.70
12.	Basic BUA for Zonal FSI	1689.90
13.	Accordingly, additional BUA permissible in Scheme [11 – 12]	[5069.70 – 1689.90] = 3379.80
14.	BUA permissible for PTC Tenements [13 x 50%]	1689.90
15.	Incentive Sale BUA permissible against PTC	1689.90
16.	PTC BUA Transferred to Scheme No. 1 (SRA/ENG/1578/PN/PL/LOI)	1689.90
17.	Sale BUA permissible against transfer of PTC BUA	1689.90
18.	Total Sale BUA permissible in Scheme [12+15+17]	5069.70
19.	Sale BUA proposed for Scheme	5069.70
20.	FSI Consumed for Scheme [21/8]	3.00
21.	Nos of PTC T/s to be transferred to Scheme – 1 (SRA/ENG/1578/PN/PL/LOI) a. Residential Units b. Amenities as per Clause 8.1 of Regulation 33(10)	41 Nos 05 Nos

5. 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 provisions of Section 101, 102 of Indian Evidence Act.1872.
6. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for PTC tenements and shall also pay Infrastructural Charges at rate of 2% of Ready Reckoner Rate as prevailing on date of issue of LOI, to the Slum Rehabilitation Authority, for the Built-Up Area over & above the normally permissible FSI (excluding Fungible Compensatory Area), in Scheme – 1 at P/N ward.
7. That you shall pay the unearned income premium for the difference in rates at the rate of 40% of ASR of Sale of interchanged BUA of Sale component as per ASR. 50% at the time of issue of IOA and 50% at the time of granting CC to Sale Component in lieu of transferred Sale BUA from Scheme – 1 at P/N ward.
8. That the PTC Tenements proposed in lieu of Clubbing for a Min BUA of 1689.90 Sq.Mts and proposed in Scheme – 1 shall be handed over to Competent Authority/SRA, as per the provisions of Circular No. 190.



9. The Anganwadi/Balwadi Welfare Centre, Society Office, Amenity – 1 & Amenity - 2, shall be handed over to the Competent Authority/SRA to use for specific purpose only, within 90 days from the date of issue of OCC of PTC Wing. Handing over/Taking over receipt shall be submitted to SRA by the developer.
10. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
11. The Developer shall complete the project within the stipulated time period from the date of issue of CC to Last Wing in building as mentioned below:  
Plot area above upto 4000 sq.mt. → 48 months.  
In case of failure to complete the project within stipulated time period the extension is obtained from the CEO/SRA with valid reasons.
12. The Developer 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, risks or any damages or claim arising out of any sort of litigation with the property owners or any others before Plinth CC in a prescribed format.
13. The Developer 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.
14. That Developer shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such newspapers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
15. The building plans will be approved in accordance with the Development Control & Promotional Regulations 2034, policies and conditions at the time of approval.
16. That you shall submit P. R. Card in the name of present owners of the plot before issue of Plinth CC to the Building in the Scheme.
17. That the NOC from EE(T & C) Department or as per the provisions of the EODB Circular No. 177/187 for the Proposed Parking layout, shall be submitted before issue of Further CC to Sale Building.
18. That the NOC from EE (M & E) shall be submitted for the Proposed Artificial Ventilation Shaft/Basement Ventilation in the Scheme, before granting Further CC to the Sale Building and Completion Certificate shall also be submitted before OC.



19. That you shall not ask/claim OC to the Sale BUA Equivalent to PTC BUA transferred to Scheme - 1 i.e. for 1689.90 Sq.Mts, till successful handing over of the PTC t/s to competent Authority.
20. That the remarks from SEIAA/MOEF Department shall be obtained at appropriate stage, if applicable.
21. That you shall submit NOC/Remarks from MCZMA or Competent Authority for development in CRZ affecting the plot, before issue of Plinth CC.
22. That you shall take cognizance of Hon'ble Supreme Court's order dated 15/03/2018 in Dumping ground case, along with the M.C.G.M. circular u/no. DMC/SWM/67 & CHE/DP/674/GEN dated 06/04/2018 and CHE/DP/2373/GEN dated 25/04/2018. A requisite bank guarantee and SWM NOC to that effect shall be submitted before issue of Plinth CC to the Sale Building.
23. That the proposed Building shall not be constructed beyond AMSL and you will submit the Revised NOC for the height as per proposed plans & final certificate for completion of Building from agency appointed by Civil Aviation or Competent Authority before obtaining the Full Occupation of the Building. Also, you will submit the report of Geologist before issue of Plinth CC, regarding the cutting of contours on site.  
You shall submit registered undertaking that, you will safe-guard the SRA & its Staff, about any litigation in future, regarding the proposed Cutting of contours and Construction of Building as per AMSL. Also, if the Civil Aviation or Competent Authority does not give certificate for completion of building, then they shall be binding on correcting/rectifying the building in future.
24. That you shall submit the Remarks form Electric Supply agency for not providing Sub-Stations in the Building/scheme.
25. That you shall submit the RUT before issue of Plinth CC to the Sale Building mentioning that,
- a. You will hand over the 41 Nos of Residential PTC T/s & 05 Nos of Amenities for PTC T/s of Scheme admeasuring Min 1689.90 Sq.Mts to Competent Authority and will not create any Third-party Rights of the said Tenements.
  - b. You will take the cognizance of Regulation 6(b) will on site while commencing the work.
  - c. You will not misuse stilt and Part/Pocket Terrace proposed in the building/s for S. R. Scheme.
  - d. You will Hand over of Society Office proposed for Sale Component (if any) to Sale Society.
  - e. That you will hand over the Fitness Center proposed in the Building to Sale Society and you will not create any third-party rights for the same.
  - f. That buyers/members will not hold SRA & its Staff liable for inadequate/sub-standard sizes of rooms in future.
  - g. That buyers/members will not hold SRA & its Staff liable for deficient open spaces for proposed Building/s in the Scheme.



- h. That buyers/members will not hold SRA & its Staff liable for inadequate sizes of Artificial Ventilation Shaft (AVS).
- i. That buyers/members will be made well aware about this undertaking & indemnity bond.

26. That you shall comply conditions of SRA Circular No. 209, as per the stages mentioned therein.

27. That you shall submit the registered undertaking before issue of Plinth CC stating that, there is no litigation pending against the said property and no orders restraining any development has been passed by any competent authority or court of law. The undertaking shall also indemnify SRA and its officials from any litigation/claims etc.

If applicant Society/Developer/Architect are agreeable to all these above conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034, in the office of the Slum Rehabilitation Authority.

Yours Faithfully,

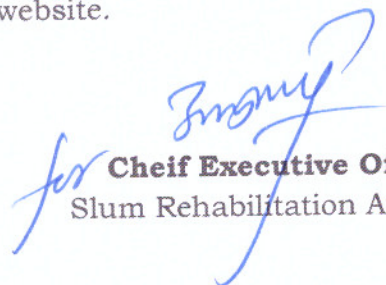


**Chief Executive Officer**  
Slum Rehabilitation Authority

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

**Copy To:**

- 1. Scheme - 1 File under No. SRA/ENG/1578/PN/PL/LOI.
- 2. Municipal Commissioner, MCGM.
- 3. Collector, Mumbai Suburban District.
- 4. Assistant Commissioner "H/West" Ward, MCGM.
- ✓ 5. I. T. Section (SRA), to publish this LOI on SRA website.

  
**Chief Executive Officer**  
Slum Rehabilitation Authority