

14



SLUM REHABILITATION AUTHORITY

No.: PN/PVT/0228/20231212/LOI

Date: 15 MAR 2024

1. **Architect:** Shri.Ketan Vaidya
of M/s. Ketan Vaidya Associates
203, 2nd Floor wing B'Rajkamal CHSL,
Subhash Road, Vile Parle (East),
Mumbai- 57
2. **Developer:** M/s. Kosmos Infra.
902, Shree Radhe Empire,
Chandawarkar Road, Borivali West,
Mumbai 400 092

Sub: Proposed Redevelopment of Building on plot bearing
C.T.SNo.694,694/(1 to 11), 695,695/(1 to 07)village - Malad (w)
Tal- Borivali, Mumbai

Ref: PN/PVT/0228/20231212/LOI

Gentleman,

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. 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 bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built-up area for sale and PTC shall be as per the following scheme parameters.

The salient features of the scheme are as under:

Sr. No	Particulars	Area in sq. mt.			
		Zonal	Free Sale	PTC	Total
1	Area of plot considered for the scheme	1394.60			
2	Deductions for Road setback	-			
3	Amenity as per Reg. 14	-			
4	Total Deductions	-			
5	Net Plot Area	1394.60			
6	Addition for FSI Purpose	-			
7	Plot area for FSI	1394.60			
8	FSI permissible on Plot	3.00			
9	BUA Permissible on Plot	4183.80			
10	BUA Permissible on plot	1394.60	1394.60	1394.60	4183.80
11	Proposed BUA under Reg. 33(11)	1394.60	1394.60	1394.60	4183.80
12	Total BUA proposed	4183.80			
13	Sale BUA permissible	2789.20			
14	Sale BUA proposed	2789.20			
15	No. of Tenements proposed 42 Nos.	37 nos PTC + 4 of Amenities + 1 nos society office.			

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer 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.
5. Details of land ownership: - Plot is owned by Private owner.
6. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of ASR to the Slum Rehabilitation Authority.
7. 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 up to 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.
8. The Developer, Architect 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 slum dwellers / property owners or any others before IOA in a prescribed format.

9. 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.
10. The IOA/Building plans will be approved in accordance with the modified Development Control and Promotion Regulations and prevailing rules, policies and conditions at the time of approval.
11. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
12. 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.
13. That you shall submit the remarks from electric supply company to Composite building.
14. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
15. 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.
16. High Rise Composite Building:
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, SRA/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.

d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.

e. That the developer shall install fire-fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, SRA/Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the 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.

f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.

17. That you shall submit registered undertaking for not misusing part terrace / Pocket terrace before granting Further C.C. to sale building.

18. That you shall pay labourcess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.

19. That you shall submit CFO NOC for composite building before asking for the C.C. for the same.

20. That you shall submit E.E. (T&C) NOC for parking layout before asking for the C.C.

That the work shall not 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 Department.

21. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.

22. The Amenity Tenements as mentioned in salient features condition shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over/Taking over receipt shall be submitted to SRA by the developer.

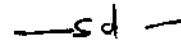
Sr. No.	Amenity	Amenity to be handed over to
1	Balwadi	The women and child Welfare Department, Government of Maharashtra.
2	Society office	The slum dwellers society.
3	Yuva Kendra	The slum dwellers society.
4	Skill Development center	The slum dwellers society.
5	Library	The slum dwellers society.

23. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016 at the time of IOA.
24. That you shall submit Undertaking stating therein that the adequate safety measures shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regards shall vest with the developer.
25. That you shall submit the plot boundary demarcation before asking plinth C.C. to composite building in the scheme.
26. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving building with deficient open spaces, mechanical light and ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in future.
27. That you shall abide with all the proceedings / orders of court of law or any judicial / cosy judicial forums arising out of S.R. Scheme under reference, if any. You shall submit proposals by taking due cognizance of it from time to time.
28. That you shall submit Civil Aviation NOC before obtaining further C.C. to building under reference.
29. That you shall handover PTC tenements to competent authority before obtaining O.C. to Sale portion.
30. That you shall hand over plot of amenity to concerned authority before C.C. to last 25% of sale BUA.

31. That you shall submit MOE&F NOC before granting C.C. beyond 20,000 sq. mt.
32. That you shall submit specific remarks from concerned department of BMC ward regarding the said well as per CTS plan will be insisted before asking plinth C.C to the building in the layout.
33. That you shall submit a registered undertaking that developer will not sale the PAP/PTC Tenements to third party and will handover PAP/PTC Tenements to SRA within 30 days on obtaining O.C.C to the building before issue of IOA as per Circular 209.
34. That you shall execute a registered agreement in respect to PAP/PTC in favor of slum Rehabilitation authority before issue of further sale C.C as per clause 10 of SRA circular.210.
35. That Last 25% sale C.C will be restricted till the PAP/PTC tenements are duly handed over to SRA as per clause 11 of SRA circular 210.
36. That you shall mandatorily install C.C.T. V's Camera at the site of Slum Rehabilitation Scheme and comply with SRA Circular 212.
37. That you shall take all Precautionary measures as per BMC circular no CHE/DP/14449 dated 15/09/2023.and comply with SRA Circular.213.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations -2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

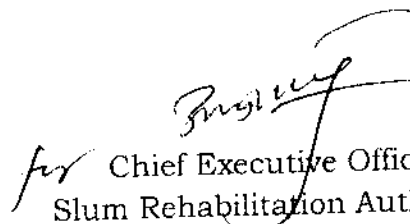


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "P/N" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority