



SLUM REHABILITATION AUTHORITY

No.: T/PVT/0137/20230802/LOI

Date: **20 MAR 2024**

1. **Licensed Surveyor** : **Shri Rajesh R Khandeparkar,**
M/s. V. S. Vaidya & Associates,
437, Hind Rajasthan bldg,
Dadasaheb Phalke Marg,
Dadar (E), Mumbai -400 014.

2. **Developer** : **M/s Sterling Lifestyle LLP.**
A-14th Floor, O2 Business Park,
Dalmia Estate, Off P.K. road,
Mulund (W), Mumbai -400 080.

Sub: **LOI of Proposed** S.R. scheme under Reg. 30(C) & 33(11) of DCPR-2034 on plot bearing CTS No. 658/9/1 of Village Nahur, Sarvodaya Nagar, at J.N. Road, Mulund (W), Mumbai-400 080 for **(Scheme No. 10)** Clubbed with **Approved Clubbed S.R. Scheme under Reg. 33(10)** on plot bearing CTS 237(pt.), and 1352 of Village Kanjur, Bhandup (West) for **"Sukhakarta SRA CHS Ltd." SRA/ENG/2540/S/PL & STGL/LOI (Scheme no.1)**

Ref: T/PVT/0137/20230802/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 L.S. 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 rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No	Particulars	Parameters			
Parameters before clubbing					
A					
1	Area of Plot	1415.30			
2	Deduction for setback etc.	0.00			
3	Net plot area	1415.30			
4	Deduction for 5% Amenity Area	Nil as Net plot is Less than 4000 Sq.mts			
5	Net plot area	1415.30			
6	Add area of Road Setback (100%)	Nil			
7	Plot area for FSI purpose	1415.30			
8	Abutting road width (RL)	18.30			
9	Max. Permissible FSI on the plot under Reg. 33(11) of DCPR-2034	4.00			
10	Maximum Permissible BUA on the Plot.	5661.20 Sq.mts.			
11	Basic plot potential (FSI 1.00 on net plot area)	1415.30			
12	Additional BUA Approved on the plot vide File No. CE/2499/BPES/AT of MCGM and now retained as "Protected development" as per Reg. 30(c.) of DCPR-2034.	277.18			
13	Balance BUA potential available for utilization under Reg. 33(11) of DCPR-2034 and proposed to be shared between PTC Component and incentive Sale.	3968.72			
14	Total Permissible FSI including PTC and incentive sale	Zonal FSI	PTC FSI	Sale Incentive FSI	Total
		1.00	1.50	1.50	4.00
15	Zonal FSI	1415.30	--	--	1415.30
16	Protected FSI (Road FSI)	277.18			
17	BUA proposed under Reg.33(11) of DCPR-2034	--	1984.36	1984.36	3968.72
18	Permissible BUA	1692.48	1984.36	1984.36	5661.20
Parameters after Clubbing					
B					
19	BUA before clubbing	1692.48	1984.36	1984.36	5661.20
20	PTC BUA swapped to SRA/2540/S/PL&STGL/LO I (Scheme-1)	--	(-) 1984.36	--	(-) 1984.36
21	Sale BUA Swapped into the Scheme from SRA/	--	--	(+) 1984.36	(+) 1984.36

2540/S/PL&STGL/LOI (Scheme-1)					
22	Proposed BUA in scheme-10	1692.48	--	3968.72	5661.20
23	FSI Consumed in scheme-10	1.196	0.00	2.804	4.00
24	BUA of PTC tenements to be provided in Scheme-1	1984.36 Sq.mts.			

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by L.S. / 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.
5. Details of land ownership: - Private Land.
6. Details to Access: As per status of Road remark from A.E. (Survey) E.S., the plot under reference is accessible from minimum width 18.30 mtr Prop. Road widening.
7. Details of D.P. Remarks: As per D.P.-2034 Remarks issued by MCGM, the plot under reference is situated in Residential Zone (R) and not reserved for any public purpose but it is affected by setback of 18.30 mt. Wide roads.
8. The Developer shall submit various NOCs, if and as applicable from the concerned authorities, to the Office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
9. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC 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.
10. The Developer, L.S. 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.

T/PVT/0137/2023002/LOI

11. 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.
12. 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.
13. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
14. That you shall submit the Registered Undertaking from developer, before granting C.C. to the Sale bldg.,
 - i) Not to misuse Entrance Lobby.
 - ii) Not to misuse Stilt.
 - iii) Not to misuse Fitness centre.
 - iv) Not to misuse Society Office.
15. That the work shall not be carried out between 10 pm to 6 am, only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
16. That you shall get yourself registered under MAHA-RERA Act.
17. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/ DMC(SWM) for providing segregation Centres/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.
18. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
19. That you shall insert a suitable clause in the sale agreement of prospective buyers informing them that building has been constructed with deficient open spaces and a copy of the Sample agreement will have to be submitted before asking for Plinth CC to the building in the scheme.
20. That the compliance of all the conditions in circular dated 28/08/2019 issued by Govt. of Maharashtra relevant to amendment in Section 15A of Slum Act 1971, shall be complied with.
21. That the developer shall ensure compliance of the provisions of
... .. construction workers (Regulation and

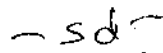
Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.

22. That you shall submit undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with Developer.
23. That you shall abide all the proceeding/orders of court of law or any judicial/quasi-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.
24. That you shall submit area confirmation from CTSO/DSLRL by way of actual measurement on site as per clause 3.14 of Regulation 33(10) of DCPR- 2034.
25. That you shall submit NOC from CFO. before asking plinth CC to bldg. under reference.
26. That you shall submit N.O.C from E.E. (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking or NOC's as stipulated in EODB Circular. structural stability certificate from Registered structural engineer for mechanical parking arrangement before granting Further CC to the composite building.
27. That the plans of the Building No. 3 in Scheme No. 1 where the PTC T/s are proposed to be located and the plans of Sale Building in Scheme no. 10 will be amended Simultaneously. However, the CC to the PTC Component of Scheme No. 10 proposed in Building No. 3 in Scheme No. 1 will be granted first and then CC to the Sale incentive BUA under the Reg. 33(10) and Reg. 33(11) proposed in the Sale building in Scheme 10 will be issued in correlation to the CC granted to PTC BUA and Rehab BUA in Scheme no. 1.
28. That you should comply the condition given in circular No.213 of Slum Rehabilitation Authority.

T/PVT/0137/2023002/LOI

If applicant Developer/L.S. is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

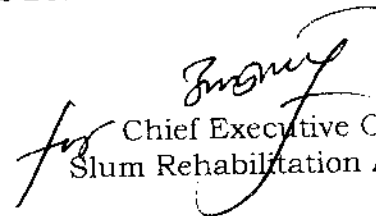
Yours faithfully,


Chief Executive Officer,
Slum Rehabilitation Authority.

(Hon'ble CEO SRA has approved Revised LOI)

Copy to:

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


Chief Executive Officer,
Slum Rehabilitation Authority.