SLUM REHABILITATION AUTHORITY

No.: MW/PVT/0038/20230109/LOI

Date: 18 APR 2023

To,

Architect : M/s Aspire Architects & Consultants
Ground Floor, Kumudini Building,
7th Rajawadi Road, Rajawadi,
Besides Neelkanth Valley,
Ghatkopar East, Mumbai -400077.

Developer : M/s. Two Taurus Reality LLP
414, Mahinder Chambers Premises Ltd.
W.T Patil Marg, Opp. Duke Factory,
Chembur, Mumbai -400071.

Subject : LOI for S.R. Scheme proposed on non-slum plot under Reg. 33(11) of DCPR 2034 for implementation of S. R. Scheme on plot bearing C.T.S. No. 1605, Plot No. 299/A, Shah Baug of Village Chembur, Taluka Chembur, Mumbai 400 071, in M/W ward of MCGM.

Ref: MW/PVT/0038/20230109/LOI

Gentleman/Madam,

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 issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/ Owner/Society 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 /Owner/Architect are liable for action under provision of IPC 1860 and Indian Evidence Act.1872.

3. Scheme Parameters:

Sr. No.	Description	Area approved in sq. mt.			
1	Plot area	515.80			
2	Deduction				
	(a)Road set back	Nil			
3	Balance plot area	515.80			
4	(Add Road set back	Nil			
5	Plot area for FSI	515.80			
6	Permissible FSI	3.00			
7	Total BUA permissible	1547.40			
8	Maximum permissible FSI	Zonal FSI	Incentive Sale FSI	PTC FSI	Total
		1.00	1.00	1.00	3.00
9	Maximum permissible BUA	515.80	515.80	515.80	1547.40
10	BUA to be proposed	515.80	515.11	515.11	1546.02
		1030.91		515.11	1546.02
11	No. of PTC Tenements	12			
12	Amenities	3			

4. Details of Land Ownership: - Non-slum plot bearing C.T.S. No. 1605, Plot No. 299/A, Shah Baug of Village Chembur, Taluka Chembur, Mumbai 400 071, in M/W ward of MCGM, owned by M/s Two Taurus LLP i.e. Private Owner.
5. Details to access: - Plot u/ref is accessible from situated at junction of two existing roads having access from 13.40 mt road from south side and east side of plot u/ref.
6. Details of D.P. remarks: - As per D.P. Remarks, the plot u/ref. is situated in Residential (R) Zone.
7. That you shall submit NOC from E.E. (T&C) remarks and NOC from Dy. Ch. Eng. (M & E) & CFO before asking further CC of building under reference.
8. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
9. That the work shall not be 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 Dept.
10. That you shall *register* the said project with MAHA- RERA & submit the certificate to this office for office record.

11. That Owner shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.

12. That you hall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic west composter before requesting further CC to sale building under reference and Accordingly, comply with the requirement of SWM of MCGM on site.

13. That you shall submit Registered 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 the Owner.

14. In the event, if any changes are observed, Revised LOI shall be taken to that effect.

15. That Society/Owner shall submit Registered Undertaking stating that said fitness centre will not be misused and no Commercial use shall be done for fitness centre.

16. That you shall submit a Registered Undertaking stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA, CEO(SRA) & its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the Owner shall indemnify the SRA and its staff from any probable disputes in future."

17. The Owner shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.

18. That the Owner shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, puzzle pit parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.

19. That you shall obtain Plot boundary demarcation from CTSO.

20. That you shall get D.P. Road / set back land demarcated from A.E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per municipal

specification and certificate to that effect shall be obtained and submitted as per SRA policy.

21. That you shall make provision of rain water harvesting system as per UDD Govt. of Maharashtra notification u/no. TPB/432001/2133/ CR-230/01/UD-11 dated 10.3.2005 in the said S. R. scheme.
22. The Owner shall hand over PTC tenements if any as per SRA circular No. 190 and SRA policy in force.
23. That you shall make provision of charging station for electric vehicle.
24. The Owner, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- 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.
25. The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by the Owner at his cost till handing over to the concerned authority by providing security guards etc.
26. That you shall submit a Registered Undertaking stating therein that, "The existing BUA as per OCC plansis correct and developer shall indemnify SRA officer from any further litigation/Complaints/ Compensation etc. is arises due to error in existing BUA. If in future any change in the area is brought to notice of this SRA, the same shall be rectified in plans and at site by the developer at his own risk and cost."
27. That you shall submit registered undertaking stating that the Society office shall not be misused and same shall be handed over to Society after receipt of OCC.

Yours faithfully,

for Chief Executive Officer
Slum Rehabilitation Authority

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