



SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI

No.: SRA/H-W/PVT/0148/20250421/LOI

Date: 14 JAN 2026

1.Architect : Amar C. Solanki of M/s. Re-Form Consultants.
802-B, Grande Palladium, Near Mercedes Benz
Showroom, Metro Estate, 175 CST Road,
Kalina, Santacruz (East), Mumbai- 400 098.

2.Developer : M/s. Roswalt Realty Pvt. Ltd.
903, 9th Floor, Naman Centre, C-31, G Block,
Bandra Kurla Complex, Bandra East,
Mumbai-400051.

Subject :- Issue of clubbing LOI - Proposed S. R. Scheme under
Clause 33 (11) of DCPR 2034 on plot bearing F. P. No.
1/C3, TPS – Bandra-II, C.T.S. No. F/1172, of Village F-
Ward Bandra, Taluka -Bandra, S.V. Road, Bandra (W),
Mumbai- 400 050. (Scheme no. 04 in H/W ward)

Clubbing with

Approved S. R. Scheme on plot bearing CTS No. 629(pt.) &
629/1237B(pt.) of village Bandra (E), H/E Ward, Mumbai
under Reg. 33(10) of DCPR-2034 for “Sanjay Nagar SRA
CHSL” (Scheme no. 01 in H/E ward)

Ref : Your SOP application letter dated 10.11.2025.

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 is considered and approved for the sanctioned FSI upto 4.00 (Four Point Zero Zero) in accordance with provisions of Reg. 33 (11) DCPR 2034, 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 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.	Description	Proposed Parameters (In Sq.Mts.)		
		Zonal FSI	Free Sale BUA	Club Sale BUA (PTC)
1	Area of Plot for S.R. Scheme		1417.20	
2	Area under road Set-back		318.58	
3	Net Plot area (1-2)		1098.62	
4	Add setback area		318.58	
5	Plot for FSI purpose (3+4)		1417.20	
6	Permissible FSI	4.00		
		1.00	1.50	1.50
7	Maximum BUA Permissible	1417.20	2125.80	2125.80
8	After clubbing Max. BUA permissible.	1414.70	4251.60 = (2125.80 Sale BUA + 2125.80 Sale BUA transferred to scheme no 1)	2125.80 (PTC BUA transferred to scheme no 1)
9	Sale BUA to be proposed after clubbing		5666.30	

4. 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 version provision of IPC 1860 and Indian Evidence Act,1872.
5. The Developer shall hand over PTC tenements if any as per SRA circular No. 190. The said PTC tenements are mentioned in salient features condition no. 3 above and shall be handed over to the SPPL or any designated Govt. Authority for Project Affected Persons, (each of carpet area 27.88 sq.mt.) free of cost. The PTC tenements shall be marked as a PTC/PAP tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by the Developer at his cost till handing over to the concerned authority by providing security guards etc.
6. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of ARS per sq.mt. to the Slum Rehabilitation Authority as per DCPR, 2034.
7. The Amenity Tenements as mentioned in salient features condition no.3 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 handed over to
1	Balwadi	Handed over to the women and child Welfare Department, Government of Maharashtra.

2	Society office	Handed over to the Estate Dept. SRA
3	Welfare Centre	Handed over to the Estate Dept. SRA
4	Amenity-1	Handed over to the Estate Dept. SRA
5	Amenity-2	Handed over to the Estate Dept. SRA

8. The Developer shall submit various NOCs including that from MOEF, 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 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.

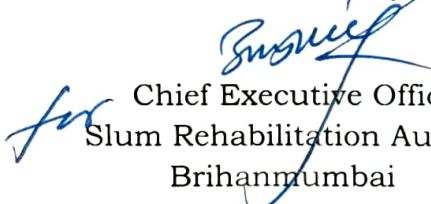
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
10. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and 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.
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 plot boundary demarcation from C.T.S.O department before granting further CC to proposed Bldg. in Scheme u/ref.
15. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
16. 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 Dept.
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 the developer shall ensure compliance of the provisions of building and other 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. supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.

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19. That you shall register with RERA Authority and submit the copy of registration as per RERA act.
20. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
21. That you shall comply the conditions mentioned in SRA Circular 209, 213 & 215.
22. That you shall submit road demarcation from BMC department before granting full further CC to proposed Bldg. in Scheme u/ref.
23. That you shall submit remarks from consultant/NOC from E.E. (T.&C.) of BMC for parking layout will be insisted before granting further C.C. to the respective Bldg.
24. That you shall submit Revised Civil Aviation NOC before granting further CC to proposed Bldg. in Scheme u/ref.
25. The Registered Undertaking from the Developer submitted for the following :-
 - i. not misusing the entrance lobby
 - ii. not misusing part stilt.
 - iii. not misusing Parking area.
 - iv. not misusing Elevation treatment.
 - v. not misusing meter room.

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 DCPR of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority
Brihanmumbai

(Hon'ble CEO (SRA), Brihanmumbai has approved the LOI)