



Slum Rehabilitation Authority

No.: M-E/PVT/0039/20210715/LOI

Date:

23 FEB 2024

1. **Architect** : Shri. Prabhakar Satam
of M/s. Prabhakar Satam & Associates.
9, Nalini Apartment, K.V.B, Sane Guruji Nagar,
Navghar Cross Road, Mulund (E) Mumbai 82.
2. **Developer** : M/s. Supreme Developers
Plot No.54, sector-8, behind Balaji Theater,
Koperkhairne, Navi Mumbai-400709
3. **Society** : Shree Swami Samarth SRA CHS
CTS no. 51,51/1 to 51/8,72,73,73/1 to
73/49 of village Deonar, M/East- Ward,
Mumbai.

Subject : **Provisional LOI** for Proposed S. R. Scheme on plot bearing C.T.S. No. 73, 73/1 to 73/49 under Reg. 33(10) of DCPR 2034, CTS No. 51,51/1 to 51/8, under Reg. 33(16) of DCPR 2034 and CTS No. 72 as Non-Slum plot under Reg. 30 of DCPR 2034 of village Deonar, Tal:- Kurla, 'M/ East' Ward, Mumbai:-400085 for **"Shree Swami Samarth SRA CHS (prop)"**

Ref. : i) Architect Application dated 12/01/2024
ii) Writ Petition by Kumud Memorial Fund (Reg Trust) U/No- 28202 of 2022, wherein in its order dtd. 4/01/2024, Hon'ble Bombay high court to SRA.

Gentleman,

In order to comply the referred order of Hon'ble High Court, Bombay, dt.04.01.2024 in regard with the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by Architect/ Developer, this office is pleased to issue in principle approval to the scheme in the form of this **Provisional Letter of Intent (LOI)** subject to the following conditions.

1. This Provisional Letter of Intent is issued as per directions given by Hon'ble high court on 04/01/2024.
2. This Provisional Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
3. This Provisional LOI is valid for the period of 3 (three) months from the date of issue. However, if LOI/IOA/CC are obtained for any one bldg. of the project then this Provisional LOI will remain valid till validity of LOI/IOA/CC.

4. 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:

The parameters are fixed on the basis of plan submitted by Developer/ Architect. The same may be varied.

Sr. No.	Description	Slum As per Reg.33(10)	Non-Slum As per Reg.30	Gaothan As per Reg. 33(16)	Total
1.	Total Plot Area	1513.10	834.70	363.70	2,711.50
2.	Deduction for				
	(a) D. P. Road	555.90	316.97	-	872.87
3.	Net plot area (1 - 2)	957.20	517.73	363.70	1,838.63
4.	Permissible FSI	4 or Sanctioned FSI whichever is higher	(1.0 Zonal Basic + 0.50 Add. FSI on premium+ 0.90 TDR) 1.0 + 0.50+0.90 =2.4	(1.5 Zonal Basic + 0.50 Add. FSI on premium for commercial use only) 1.50 + 0.50 =2.0	-
5.	Total area for F.S.I	-	1,242.55 sq.mt	727.40 Sq.mt	1,969.95 Sq.mt
6.	Overall FSI does not exceed 1.25 of permissible FSI as per notification dated 24 th Nov. 2021 from UDD	-	1,242.55 X 1.25= 1,553.18 (cap) sq.mt	-	-
7.	Road set back area X 2 (as per Reg.32 table NO.12-A)	-	316.97 X 2 = 633.94 Sq.mt	-	633.94 Sq.mt
8.	Permissible road setback area	-	1553.18- 1,242.55 = 310.63 sq.mt	-	-
9.	Rehab BUA	Bldg. No.1:- 1,363.23+ Bldg. No.2:- 1,250.73 = 2,613.96 Sq.mt	-	-	-

10.	Rehab Component	Bldg. No.1:- 1,762.26 + Bldg. No.2:- 1,387.58 = 3,149.84 Sq.mt	-	-	-
11.	Sale Area (1.0 x Rehab Component)	3,149.84 Sq.mt			
12.	Total sale BUA proposed to be consumed in situ	3,149.84 Sq.mt	1,553.18 Sq.mt	336.76 Sq.mt	5,039.78 Sq.mt
13.	Total FSI area Sanctioned for the project	5,763.80 Sq.mt	1,553.18 Sq.mt	336.76 Sq.mt	-
14.	FSI Sanctioned for the scheme	6.02	3.00	0.92	-
15.	TDR generated in the scheme	Nil			
16.	Total No. of slum dwellers to be accommodated	Comm-04 Nos. Rehab-80 Nos. Bal-1 Soc Office-1 Library-1 Anganwadi-1 W.C.-1	-	-	-
17.	No. of PAP tenements in the Scheme	Nil	-	-	-
18.	No. of Provisional PAPs as per Cl. 3.12(C) of Reg. 33(10) of DCPR, 2034	Provisional PAP Comm-03 Nos. Provisional PAP Resi-50 Nos.	-	-	-

5. This Provisional 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 Provisional LOI, then the Provisional 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.

6. Details of land ownership: - Private land.

7. Details to Access: As per the A.E (Survey) Remark U/No-CE/8157/BPES/SUR., dt. 5 April 2021. The plot under reference affected by 18.30 m Wide D.P. Road Proposed.
8. Details of D.P. Remarks: As per D. P. 2034 Remarks u/no. As per D.P. No. Ch.E./DP34202303111448918, the plot u/ref. is situated in Residential (R)" zone. Further scheme plot u/ref. is affected by 18.30 mt. wide proposed D.P. Road.
9. 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.
10. The Developer shall hand over PAP/PTC tenements if any within three months after grant of OCC. The said PAP/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, PAP/PTC tenements shall be protected by the Developer at his cost till handing over to the concerned authority by providing security guards etc.
11. 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.
12. 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.
13. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.500/- 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.
14. 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.

15. The LOI/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.
16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
17. That you shall submit plot boundary demarcation from C.T.S.O department will be submitted before granting plinth CC to proposed Bldg. in Scheme u/ref.
18. That a registered undertaking stating that the toilet floor will be made impervious with adequate e water-proofing treatment will be submitted before granting Plinth CC to Bldg. u/ref.
19. That the Developer will have to transfer the area of road land in the name of the B.M.C. in the City survey records and the CC for the equivalent BUA will be released after the road area is transferred in the name of B.M.C. as per Policy of B.M.C.
20. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
21. That you shall submit AAI NOC before granting further C.C. to proposed Bldg. u/ref.
22. That you shall submit Individual agreement of existing T/s. before granting plinth CC to Composite Bldg. u/ref.
23. 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. of SRA
3	Welfare Centre	Handed over to the Estate Dept. of SRA
4	Yuva Kendra	Handed over to the Estate Dept. of SRA
5	Library	Handed over to the Estate Dept. of SRA

24. That you shall submit registered undertaking for not misuse this mechanical stack parking system & the society members will not blame CEO (SRA) & its staff for failure of mechanical parking system in future.

25. That you shall submit registered undertaking stating that, "If any litigation, arises from the prospective buyers due to deficient open space SRA and 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 developer shall indemnify the SRA and its staff from any probable disputes in future."
26. That you shall submit NOC/ Remarks from concerned Power Supply Co. for proposed size & Location of sub-station before further C.C. to Composite building in scheme u/ref.
27. 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.
28. 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.
29. 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.
30. That if any litigation arises from the prospective buyers due to deficient open space SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that proposed sale wing of Composite building is constructed with deficient open space and they will not complain regarding the deficient open space & will indemnify CEO (SRA) and its staff for same.
31. 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.
32. That you shall register with RERA Authority and submit the copy of registration as per RERA act.
33. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.
34. That you shall comply all the conditions mentioned in circular no. 209.210.213 & 215 shall follow scrupulously.

35. This Provisional LOI Should not be Consider as final LOI, the conditions & Parameters are tentative & are likely to be changed prior to final LOI. Any approval/Building Permission shall be granted only after approval of Regular LOI.

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,

— sd —

Chief Executive Officer,
Slum Rehabilitation Authority.

Copy to:

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

for Group
Chief Executive Officer,
Slum Rehabilitation Authority.