



SLUM REHABILITATION AUTHORITY

1) SRA/ENG/2571/S/PL/LOI.

Date: **20 MAR 2024**

1. **Architect** : Shri. Sachin Gaikwad of
M/s. Design Crest Axiom,
Office No. 1 & 2, Varad-Ashish Society,
Plot No. 31-B, Sector-09, Airoli,
Navi Mumbai, 400 708.
2. **Developer** : M/s. Shree Swami Samarth Developers
Shop No. 1 & 2, SHH Residency,
Shiva Ind. Estate, Lake Road,
Bhandup (W), Mumbai 400 078.
3. **Society** : 1) Ganesh Bhuvan CHS. Ltd.
2) Ganesh Bhuvan Annex. CHS. (Prop).
3) Mohabat Sahakar Sadan SRA CHS (Prop).
4) Krishnabai Kadam CHS.(Prop).

Subject : **Clubbing & Revised LOI Scheme No.1 (S Ward)** Ongoing
S.R. Scheme u/s. 33(10) of DCPR 2034 on land bearing plot
bearing C.T.S. No. 208(pt), 208/56, 208/57, 208/64 to 81,
208/59 to 63 of village Kanjur, Taluka -Kurla, at Bhandup
(West), 'S' Ward, Mumbai - 400 078.

Ref : 1) SRA/ENG/2571/S/PL/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 the Annexure - II issued by Competent Authority 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, nos. of eligible huts etc. the parameters shall be got revised from time to time.

1. Scheme Parameters of clubbed scheme: -

Sr.No.	Description	After clubbing
		Scheme-I at S ward 33(10) Slum plot area in sq.mt.
1.	Area of plot considered for the scheme	2114.00
2.	Deductions for	-
	(a) Road setback area	Nil
	(b) Reservation area land component	Nil
	Total Deductions	Nil
3.	Balance Area of Plot	2114.00
4.	Addition for FSI purpose	Nil
5.	Net area for density calculation & FSI computation	2114.00
6.	(a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4 or sanctioned FSI whichever is higher
7.	Permissible BUA :-	As per sanctioned BUA
	(a) Zonal FSI	N.A.
	(b) PTC	N.A.
	(c) Free sale	N.A.
8.	(a) Proposed built-up area of Rehab.	3590.77
	(b) Passage & amenity area	956.47
	(c) Rehab Component	4547.24
9.	Incentive / Sale Component	5001.96
10.	Total Sale BUA permissible in situ	(5001.96 - 585.90) = 4416.06

Sr.No.	Description	Scheme-I at S ward 33(10)
		Slum plot area in sq.mt.
11.	PTC BUA proposed	(+) 585.90
12.	Total sale BUA proposed to be consumed in situ	(5001.96 - 585.90) = 4416.06
13.	(a) PTC BUA transfer from Scheme -II to scheme I	(+) 585.90
	(b) Sale BUA transfer from Scheme -I to Scheme-II	(-) 585.90
14.	Total BUA sanctioned for the project	8592.73
15.	FSI sanction for the scheme	4.06
16.	Total BUA proposed to be consumed in situ	8592.73
17.	Total FSI consumed in situ	4.06
18.	No. of Eligible Tenements	
	Rehab residential	95
	Rehab Commercial	04
	R/C	00
	Social	00
	Balwadi	01
	Welfare Center	01
	Society Office	02
	Health Center	01
	Yogalaya	01
19.	Provisional PAP	11
20.	Regular PAP	Nil
21.	PTC including amenities Scheme	15 Nos.

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/AGRC and if directed by Competent Court /AGRC 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 owned by Shree Swami Samarth Developers.
6. Details to Access: - 9.00 mt. wide existing road
7. Details of D.P. Remarks: - R- Zone as per DP-2034
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay In-

frastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.

9. The Developer shall hand over 15 Nos. PTC after grant of OCC as per SRA circular no. 190 or as prevailing policy of SRA. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/Estate department or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost. 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 developer at his cost till handing over to the concerned authority by providing security guards etc.

10. 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	Welfare Centre	Handed over to the slum dwellers society.
3	Society Office	Handed over to the slum dwellers society.
4	Anganwadi	Handed over to the slum dwellers society.
5	Health Centre	Handed over to the slum dwellers society.

11. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.

12. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.

13. The Developer shall submit & adhere to various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to composite building as mentioned below :-

Plot area up to 4000 sq.mt. → 36 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

15. The Developer shall register society of all Eligible slum dwellers to be rehoused under Slum Rehabilitation Scheme before issue of CC. After finaliz-

ing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.

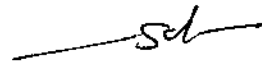
16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
17. 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.
18. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. The IOA/Building plans will be approved in accordance with the Development Control & promotion Regulation 2034 and prevailing rules, policies and conditions at the time of approval.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. 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.
22. That you shall pay नुकसानभरपाई शुल्क to the MCGM authority as directed by Dy. Collector /Additional collector in Annexure-II.
23. That you shall register with RERA authority as per RERA Act & submit copy of the same for record.
24. That you shall execute the Conveyance Deed for rehab component and sale component or composite component before requesting BCC certificate respectively.

25. 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.
26. If the land is owned by Govt. or public body, the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) as per clause 1.11 Reg. 33(10) of DCPR 2034 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned or decided by SRA.
27. That you shall maintain existing amenity at the cost of developer till the plot is cleared & all slum dwellers removed from site.
28. That you shall submit plot boundary demarcation of plot area in the S.R. scheme from CTSO department.
29. That you shall comply conditions mentioned in the notification of Government of Maharashtra dated 28/08/2019 scrupulously.
30. That you shall incorporate a condition in the agreements of the prospective buyers that the building is proposed with sub-standard size of rooms in the tenements & with deficient open space and the buyers shall not complain SRA, it's officers & any other redressal mechanism for approving the sub-standard size rooms in tenements & building with deficient open spaces, a specimen copy of such agreement shall be submitted to SRA anytime before grant of OCC. As well as, SRA & it's officers shall stand indemnified to that effect accordingly.
31. That you shall incorporate a condition in the agreements of END USERS that the building is approved with mechanical light & ventilation & END USERS shall not complain in future regarding approving mechanical light & ventilation, as well as, specimen copy of agreement with END USERS shall be submitted to SRA anytime before OCC.
32. That the Developer/END USERS shall not misuse excess refuge area of rehab component in future & the specimen copy of agreement to that effect with END USERS shall be submitted for record to SRA administration.
33. To submit registered agreement for clubbing of scheme and for interchanging Sale & Rehab BUA.

34. The Developer shall submit & adhere to various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

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 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 Clubbing Revised LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Mun. Commissioner, "S" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) MSD.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

Chief Executive Officer
Slum Rehabilitation Authority