



SLUM REHABILITATION AUTHORITY

No.: **KW/PVT/0163/20220413/LOI**

Date:

22 JUN 2023

1.

2. Architect

:

**Shri. Bhushan Vibha Vilas Palande of
M/s. ABVP Designs.**

Gharkul CHS, 'B' Wing,
Azad Road, Vile Parle (E)
Mumbai - 400 057.

2. Developer

:

M/s. Naumi Developers
404 Niranjana, 99, Marine Drive,
Marinelines West, Mumbai 400002.

Sub: Issue of LOI for proposed Slum Rehabilitation Scheme S.R.
Scheme Reg. under 33(11) of DCPR 2034 on plot bearing CTS No. 127,
127/1 to 3, 128, 128/1 & 2 of Village Andheri J.P. Road Andheri West
Mumbai in "K-West" Ward of MCGM.

Ref: **KW/PVT/0163/20220413/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 Designated Officer III/ KW ward.
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.

1. The salient features of the scheme are as under:

Sr. No	Particulars	Remarks
1.	Name of the Society / Building	Shreyas Building, Sarswati Sadan & Narayan Bhuvan
2.	CTS Nos.	127, 127/1 to 3, 128, 128/1 & 2 of Village Andheri J.P. Road Andheri West
3.a	Area of Plot	1707.40 Sq. M.
3.b	R.L.Remarks (Traffic)	The plot is affected by set-back of 27.45 mt. wide D.P. Road known as Jayprakash Road – I. at South side and 12.20 mts. wide R.L. to Dobhighat Road at East side of the plot
4.	Zone	Residential Zone as per D.P. Remarks
5.	D. P. Remarks 2034 (Pg. No. C/9 to C/13)	As per Draft D. P. Remarks 2034, the plot is in R-zone & not reserved for any public purpose. Affected by 27.45 m wide D. P. Road known as J P Road and Existing road known as Dhobhighat Road.
6.	Survey Remarks & Access (Pg. No. C/15 to C/17)	As per Survey Remarks the plot is accessible by proposed 27.45 m wide J.P. Road from south side and proposed 12.20 m wide Dhobhighat Road from east side.
7.	P. R. Cards & Ownership	For ownership details refer below paragraph
8.	Nos. of Existing society members	35 nos (20 residential flats + commercial 13 shops + 2 Clinics)

2. PERMANENT TRANSIT CAMP (PTC) TENEMENTS PROPOSED UNDER 33(11) OF DCPR 2034:

Architect has proposed the redevelopment under Reg. 33(11) of DCPR 2034. As such, the PTC tenements are to be provided in lieu of Incentive sale FSI. Details of the same are as below:

Sr. No.	Particulars			Area (in Sq. Mtrs.)
1.	Area of Plot			1707.40
2.	Deduction for area under road setback			261.39
3.	Net plot area			1446.01
4.	Deduction for 15% (Deductible) R.G.			N. A.
5	Additions for FSI:			261.39
	1. Area under Road Setback			
5.	Plot area considered for FSI purpose			1707.40
6.	Permissible FSI as per Reg 33(11)			4
7.	Permissible BUA for scheme			6829.6
8.	Zonal	Free sale	PTC	Total
	1	1.5	1.5	4
	1707.40	2530.19	2561.10	6798.69
9.	BUA proposed for the PTC			2561.10

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10.	No of tenements (64 PTC + 04 Amenity tenements)	68 = (64PTC+4Amenity)
11.	Carpet area of each PTC tenements	27.88 Sq. Mtrs.

3. 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.

4. That Rehabilitation component of scheme shall include.

- 35 Numbers of Residential & Commercial tenements of 3 societies
- 01 Number of Balwadi with Carpet area of 27.88 Sq. Mtr.
- 01 Number of Welfare Centre with Carpet area of 27.88 Sq. M
- 01 Number of Society Office with BUA of 20.00 Sq. M
- 02 Numbers of Amenity 01 & Amenity 01
- 64 Numbers of PTC Tenements

5. Details of land ownership:-

As per the remarks of DSLR/SRA dated 25/02/2022, the details of ownership of land are as tabulated below:

C.T.S. NO. / Village	Name of owner	Remarks
CTS. No. 127	1. Shri. Dawood Yusufali Ali Madgaskar 2. Ms. Farida Dawood Yusufali	Vide deed of conveyance dtd. 10/08/02, owner of the land had sold the said property to M/s Kumar Builders Mumbai Realty Pvt ltd. Further vide deed of conveyance dtd. 21/09/2017 M/s Kumar Builders Mumbai Realty Pvt ltd. has sold ownership to Naumi Developer. However name of purchaser is not updated on P.R. card yet.
CTS No 127/1 CTS No 127/2 CTS No 127/1	3. Shri. Ramanlal Gulabdas Parikh 4. Shri. Dawood Yusufali Ali Madgaskar 5. Ms. Farida Dawood Yusufali	
CTS No 128 CTS No 128/1 CTS No 128/2	1. Smt. Lata Umakant Patil 2. Shri. Sunil Umakant Patil 3. Shri. Viraj Umakant Patil	Vide registered agreement dtd. 07/03/2017, land owners appointed Naumi Developer as a Power of Attorney holder.

6. **Details of Access :-**

As per survey remarks u/no. CHE/WS/0339/K/337 (NEW) dated 10/10/2019 as at page C/15 to C/17, the plot is accessible by proposed 27.45 m wide J.P. Road from south side and proposed 12.20 m wide Dhobighat Road from east side.

7. **Details of D.P. remarks:- D.P.2034:**

Architect has submitted the copy of D. P. remarks under No Ch.E. /DP34202112111360933 dated 10/12/2021 as at Pg.C/9 to C/13. The plot under reference is situated in Residential Zone (R) and not reserved for any public purpose. Further as per R.L. remark (Traffic) the plot is also affected by set-back of 27.45 mt. wide D.P. Road known as Jayprakash Road - I.

8. **Remarks of MRTS of Metro Line 1:-**

Further as per DP remarks plot is abutting the proposed Metro Rail alignment or within influence Zone of Station areas thereof. The remarks of MRTS with regards to Metro Line 1 is obtained vide letter no. T&C/VAG/NOC_274/250.2022 dated 24.05.2022 attached at page C/75 to C/81. Since the building falls outside the 5.00 Meter safety distance of the viaduct there is no objection to the development subject to the terms and conditions mentioned in the said letter.

9. The Developer shall hand over 64 PTC tenements including 02 Amenity Tenements within three months after grant of OCC. The said PTC tenements as mentioned in salient features condition no. 4 above to be handed over to the Slum Rehabilitation Authority/MHADA/MCGM 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 Developer shall submit various NOCs including that from MOEF if applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

11. 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.

12. 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.
13. 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.
14. 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.
15. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
16. 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.
17. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
18. Architect will close the File No. CHE/WS/0339/K/W/337(NEW) under Reg. 33(7) (A) in MCGM and will obtain the closure letter of the same before issue of the IOA.
19. Developer will submit P.R. card with entry of existing holder of property as per register sale deed agreements before issue of Plinth CC.
20. That developer will submit amalgamated P.R. card before before issuing Plinth CC.
21. Proportionate BUA will be restricted, subject to *submission of the revised Civil Aviation NOC before asking FCC for the height beyond 49.21 mt (total permissible top elevation AMSL is 56.9 m)*
22. Rain water harvesting system has to be provided in the said scheme.
23. Developer will submit the Consents of Nine Occupants of Narayan Bhavan before issue of LOI.

Additional LOI conditions:

- 1) That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
- 2) As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
- 3) That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
- 4) 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 Regulations of DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

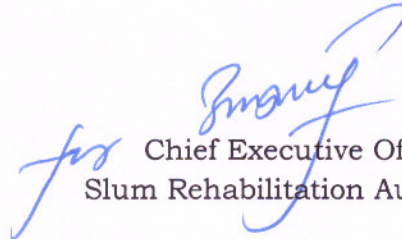


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K-West" Ward, 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