



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/S/PVT/0192/20221121/LOI.

Date: **20 MAR 2024**

- 1. Licensed Surveyor:** Shri. Sachin Gaikwad of M/s. Design Crest Axiom,
201, Varad-Ashish Apts.,
Plot No. 31-B, Sector-09, Airoli,
Navi Mumbai, 400 708.
- 2. Developer:** M/s. Shree Swami Samarth Buildcon
101, SHH Residency, Shiva Industrial Estate,
Near Tata Power Company, Lake Road,
Bhandup (W), Mumbai- 400 078.
- 3. Society:** Gomati niwas CHS (Prop)

Subject: **Clubbing & Revised LOI** for proposed development under Reg.33(11) of DCPR-2034 on plot bearing C.T.S. No. 243, 243/1 to 11 of Village Bhandup, for Gomati niwas CHS (Prop) at L.B.S. Marg, Opp. PanchayatiGurudwara, Bhandup (W), Mumbai, 'S' Ward, MCGM.

Ref: SRA/ENG/S/PVT/0192/20221121/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** considered and approved for the sanctioned **FSI** upto **4.00** (Four Point Zero Zero) in accordance with provisions of Appendix - IV of Reg. 33 (11) DCPR 2034, subject to the following conditions.

1. This LOI is in continuation with the earlier LOI issued U/no. SRA/ENG/2231/T/STGL/LOI dated 20/03/2023.
2. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for composite bldg. of the project then this LOI will remain valid till completion of estimated project period.
3. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Lic. Surveyor / 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 you shall restrict the built up area meant for sale in the open market and built up area for PTC tenements as per the scheme parameters as per the statement given below.

5. Scheme Parameters of clubbed schemes: -

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	390.60
2.	Deductions for	-
	(a) Road setback area	180.60
	(b) Reservation area land component	Nil
	Total Deductions	180.60
3.	Balance Area of Plot	210.00
4.	Addition for FSI purpose	180.60
5.	Net area for density calculation & FSI computation	390.60
6.	(a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4.00
7.	Permissible BUA :-	1562.40
	(a) Zonal FSI	390.60
	(b) PTC	585.90
	(c) Free sale	585.90
8.	(a) Proposed built-up area of Rehab.	-
	(b) Passage & amenity area	-
	(c) Rehab Component	-
9.	Incentive / Sale Component	-
10.	Total Sale BUA permissible in situ	1562.40 (976.50 + 585.90)
11.	PTC BUA proposed	(-) 585.90
12.	Total sale BUA proposed to be consumed in situ	1562.40 (976.50 + 585.90)
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	1562.40
15.	FSI sanction for the scheme	4.00
16.	Total BUA proposed to be consumed in situ	1562.40
17.	Total FSI consumed in situ	4.00

18.	No. of Eligible Tenements Rehab residential Rehab Commercial R/C Social Balwadi Welfare Center Society Office Health Center Yogalaya	N.A.
19.	Provisional PAP	N.A.
20.	Regular PAP	N.A.
21.	PTC including amenities Scheme	Nil

6. As per the provision of clause no. 10 of Reg. 33(10) of DCPR-2034 the developer shall have to pay premium as an unearned income equal to 40% of sale value of interchanged BUA of Sale component as per ASR and the same will be recovered before issue of IOA/C.C. for transferred Sale BUA.

7. That you shall submit necessary compliance as mentioned in LOI report before asking plinth/further C.C. to the proposed building.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building in conformity with the D.C. Regulation no 33(11) of DCPR 2034 in the office of the undersigned.

Yours faithfully,


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Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved Clubbing Revised LOI)

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Copy to:

1. Assistant Commissioner, "S" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA).

for 
Chief Executive Officer
Slum Rehabilitation Authority