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Issued
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11/10/17



Slum Rehabilitation Authority

No. SRA/ENG/455/ME/PL/LOI.

Date: 4 OCT 2017

To,

1. **Architect** : Shri. S. V. Chemburkar
Bldg. No. 7/604, Avalon,
Opp. Tarapore Towers, Oshiwara,
Andheri (W), Mumbai : 400 053.
2. **Developer:** M/s. Vikas Construction Company,
Hotel Pearl, D. K. Sandu Marg,
Chembur,
Mumbai : 400 071.
3. **Society:** Nav Shivneri SRA CHS Ltd.

Sub - Proposed Revised LOI of Slum Rehabilitation Scheme on property bearing C.T.S. No 373Pt), 374, 374/1-24, 375 (pt), 376, 376/1-3, 377, 378, 378/1-3, 379, 379/1, 380, 380/1-3, 381/2-3, 382, 382/1-3, 383(p), & 791 (Govand Land) of Village Borla, Tal. Kurla, M.S.D. Chembur, Mumbai - 400 071, known as "Navshivneri (SRA) C.H.S. Ltd".

Ref: SRA/ENG/455/ME/PL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No 373Pt), 374, 374/1-24, 375 (pt), 376, 376/1-3, 377, 378, 378/1-3, 379, 379/1, 380, 380/1-3, 381/2-3, 382, 382/1-3, 383(p), & 791 (Govand Land) of Village Borla at W. T. Patil Marg, Govandi, Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and principally approved for the sanctioned **FSI of 3.23 (Three Point Twenty Three)** in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of which maximum FSI of **3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

- A) That all the conditions of last LOI dated 14/08/2012 shall be complied and subject to the following additional conditions:

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in


S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority


Executive Engineer

Slum Rehabilitation Authority

1. 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.

Scheme Parameter

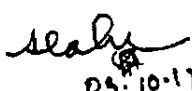

Sr. No.	Description	Area in Sq. mtr. As per Proposed LOI
1	Area of slum plot (As per Annexure-II)	4854.45
2	Deduct:	
3	a) Area under 13.40 m wide D.P. Road	524.27
4	Net plot area. (1-3)	4330.18
	Deduct 15% R.G. if deductible.	
6	Add: Area under 13.40 m wide D.P. Road.	524.27
7	Plot area for FSI. (4+6)	4854.45
8	Max. FSI permissible on plot.	3.00
9	Max. BUA permissible on plot. (7x8)	14563.35
10	Rehab BUA.	6904.80
11	Passage area & Amenity structure area.	1950.10
12	Rehabilitation component. (10+11)	8854.90
13	Sale component permissible. (same as 12 above)	8854.90
14	Total BUA sanctioned for project. (10+13)	15759.70
15	FSI sanctioned for Project. (14/7)	3.246
16	BUA permissible for sale in situ.(9-10)	7658.55
17	Total BUA proposed for sale in situ.	6984.90
18	Total BUA proposed to be consumed on plot. (10+17)	13889.70
19	TDR generated in the scheme if any (14-18)	1870.00
20	TDR (already claimed the TDR to the extent of 1870.00 sq.m. r.	1870.00
21	Nos. of slum dwellers to be re-accommodated.	231
22	Area of unbuildable reservation/road to be surrendered. a) 13.40 m wide D.P. Road (Non-buildable).	524.27

2. That you shall hand over the 524.27 sq.mtr. Road set back area (13.40 mtr. D.P. Road) to MCGM free of cost & free of encumbrances before requesting CC to the last 25% for Sale BUA of sale building in the S.R. scheme.
3. That you shall not claim the FSI benefit of the said CTS no. adjoining CTS no 369/18 (pt) & 369/71.
4. That you shall get acquire the land bearing CTS Nos 375 (pt) before requesting CC to the last 25% for Sale BUA of sale building in the S.R. scheme.

5. That you shall submit slum declaration of the land bearing CTS No. 373(pt) before requesting CC to the last 25% for Sale BUA of sale building in the S.R. scheme.
6. That the Amenity Tenements i.e. 03 Balwadies shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 and as per Circular No. 129 and 03 Welfare Centers, 02 nos. of Society Offices shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA.
7. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.

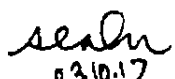
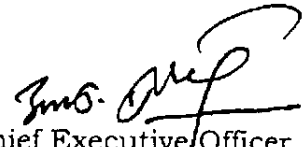
If applicants Society/Developer/Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



 S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority Chief Executive Officer
 Slum Rehabilitation Authority
 (Hon'ble CEO (SRA) signed dated 29/06/2017)

Copy to:

1. Chief Engineer (Development Plan), M.C.G.M.
2. Deputy Collector (SRA) – Copy for information to take further Necessary action as per circular no.37.
3. I.T. Section (SRA), to publish this LOI on SRA website.
4. H.E. of MCGM.



 S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority Chief Executive Officer
 Slum Rehabilitation Authority
 (Hon'ble CEO (SRA) signed dated 29/06/2017)

Received on: 823
 03/10/2017

Received 3 copies on
 1.10.17
 S.V.C. [Signature]

