



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2804/T/PL/LOI

Date:

12 SEP 2022

1. **Architect** : Santosh Dubey of
M/s. Matrix,
702, Marathon Max,
Mulund Goregaon Link Road,
Mulund (west),
Mumbai.
2. **Developer** : M/s. Nexzone Buildcon LLP.
702, Marathon Max,
Mulund Goregaon Link Road,
Mulund (west),
Mumbai.
3. **Society** : Ekveera SRA C.H.S. (Proposed)

Subject : Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No. 771, 771/1to35, 806, 806/1to11 of village Mulund, Veer Dadasaheb Gaikwad Marg, Mulund (W), Mumbai.

Ref : SRA/ENG/2804/T/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 **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2804/T/PL/LOI dtd. 05/10/2016, 20/12/2017 & 25/09/2019 shall be complied with.
2. 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.
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.

The salient features of the scheme are as under:

Sr. No.	Description	Slum plot
1	Area of plot considered for the scheme	1558.00
2	Deductions for	
	(i) Road setback area	0.00
	Total Deductions	0.00
3	Balance Area of Plot	1558.00
4	Total area for FSI computation	1558.00
5	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00/ sanctioned
6	(a) Proposed built-up area of Rehab.	2644.30
7	Rehab Component	4105.68
8	Sale Component 1:1	4105.68
9	(b) Total Sale BUA permissible in situ	4105.68
10	Total sale BUA proposed to be consumed in situ	4105.68
11	Total BUA sanctioned for the project (a+b)	6749.98
12	FSI permissible on plot (11/3)	4.33
13	Total BUA proposed to be consumed in situ	6749.98
14	Total FSI consumed in situ	4.33
15	TDR generated in scheme	Nil
16	No. of Tenements to be Rehabilitated Rehab unit -57 Commercial – 03 Balwadi-01 Welfare Center -01 Society Office -01 Skill development – 01 Library -01	60 + 05 (amenity)
17	Provisional PAP (Resi- 13 + 01 comm.)	14
18	PAP	07

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. 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 Department.

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

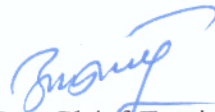


Dy. Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "T" Ward, M.C.G.M.
4. Addl/Dy.Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
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,



Dy. Chief Engineer
Slum Rehabilitation Authority