



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/970/ME/ML/LOI

Date:

1. **Lic. Surveyor :** Shri. Jitendra B. Patel
802, 8th floor, Shiva Mudra CHSL,
Nanda patkar Road, Vile parle (E)
Mumbai- 400 057.
2. **Developer :** 1. M/s. Lakadawala Developers Pvt. Ltd.
2. M/s. Centrio Lifespaces Ltd.
3. M/s. North Property Developers LLP.
3. **Society :** 1. Panchasheel SRA CHS Ltd. & Ekta SRA CHS Ltd.
2. Gautam Nagar (Annex) SRA CHS (Prop.)
3. Vithal Krupa(B) SRA CHS (Prop.)
4. Jai Hanuman SRA CHS (Prop.)
5. Shree Sai SRA CHS (Prop)
6. Gautam Nagar – A Colony SRA CHS (Prop.)
7. Vitthal Krupa CHS (Prop.)

Sub: S.R. Scheme-1: Revised LOI for Amalgamation of S.R. Scheme on plot bearing CTS no. 7(pt.) of village Borla, for "Panchasheel SRA CHS Ltd., Ekta SRA CHS Ltd., Gautam Nagar (Annex) SRA CHS (Prop.), Vithal Krupa (B) SRA CHS (Prop.), Jai Hanuman SRA CHS (Prop.) & Shree Sai SRA CHS (Prop). with "Gautam Nagar – A Colony SRA CHS (Prop.) & Vitthal Krupa CHS (Prop.) U/Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. No. 7(pt.) of village Borla, Taluka Kurla, MSD at P.L. Lokhande Marg, Govandi, Mumbai - 400 043.

Clubbing with

S.R. Scheme-3: S.R. Scheme under regulation 33(11) of DCPR-2034 on plot bearing CTS No. 123(pt.) and 133(pt.) of village Ghatkopar at Sanghavi Estate, Garden Lane, Ghatkopar(west), Mumbai in N Ward.

Ref : SRA/ENG/970/ME/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 22/10/2020 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/970/ME/ML/LOI dtd. 22/10/2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under

The salient features of the scheme are as under:

Sr. No	Description	Now proposed after clubbing In sq. mt.		
		Slum	Non-slum	Total
1	Area of plot considered for the scheme	32359.215	742.375	33101.590
2	Deduction D.P. Road setback area	8087.670	--	8087.670
3	Balance plot area	24271.545	742.375	25013.920
4	Amenity	674.500	37.120	711.620
5	Net Plot Area	23597.045	705.255	24302.300
6	Additions D.P. Road setback area	8087.670	--	8087.670
7	Plot area for FSI computation	31684.715	705.255	32389.97
8	Minimum FSI permissible	4 or upto sanctioned FSI whichever is more	1.00	--
9	Total BUA permissible	--	705.255	
10	Proposed built-up area of Rehab.	67764.705	--	67764.705
11	Area of Amenities including passage	18814.053	--	18814.053
12	Rehab Component	86578.758	--	86578.758
13	Sale Component (1.20 X Rehab Component)	103894.510	705.255	104599.765
14	Total BUA Sanctioned for the scheme	171659.215	705.255	172364.470
15	FSI sanction for the scheme	5.418	1.00	
16	Total Sale BUA permissible	103894.510	705.255	104599.765
17	TDR already issued in the scheme	7000.00	--	7000.00
18	(-) Sale transferred from Scheme under reference to scheme under reg. 33(11) of village Kurla-4	1163.40	--	1163.40
19	(-) Sale transferred from Scheme under reference to scheme under reg. 33(11) of village Ghatkopar	830.598	--	830.598
20	Balance Sale BUA permissible in-situ after clubbing	94900.512	705.255	95605.767
21	(+) Clubbing PTC BUA transferred from scheme under reg. 33(11) of Kurka-4 to Scheme under reference	1163.40	--	1163.40
22	(+) Clubbing PTC BUA transferred from scheme under reg. 33(11) of Ghatkopar to Scheme under reference	830.598	--	830.598
23	Total BUA proposed to be consumed in situ (10 + 20 + 21)	164659.215	705.255	165364.470
24	Total FSI consumed in situ	5.197	1.00	--
25	Sale BUA proposed in-situ	94900.512	705.255	95605.767
26	No. of eligible t/s to be Rehabilitated Residential Commercial R/C Religious Existing Amenities	1400 52 28 05 06	--	1400 52 28 05 06
27	Provisional PAP Residential Commercial	513 80	--	513 80

	R/C	01		01
	Religious	03		03
	Existing Amenities	02		02
		2090		2090
	Total	--	--	--
28	PAP	46	--	46
29	Clubbing PTC	32359.215	742.375	33101.590
	PTC No. 40			
	Balwadi =1			
	Welfare Centre =1			
	Fitness Centre =1			
	Library =1			
	Society office =1			

Additional Conditions:-

1. That you shall handover 45 no. of PTC tenements proposed in S.R. Scheme 1 under subject matter before OCC to equivalent sale tenements in S.R. Scheme under reference.
2. That you shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for clubbing PTC before asking for OCC to the same.
3. That you shall submit indemnity bond indemnifying CEO(SRA) and its staff from any litigation/dispute arising out of clubbing S.R.Scheme-1 & S.R.Scheme-3.

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 DCPR-2034 of Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

-sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "M/E" Ward, M.C.G.M.
3. Addl/Dy.Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority