

SLUM REHABILITATION AUTHORITY

No.: **SRA/DDTP/203/N/PL/LOI**

Date: **25 JUN 2021**

- 1. Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
- 2. Developer** : M/s. Magnum Cylinders Pvt. Ltd.
7/10, Botivala Building, Horniman Circle,
Bank Street, Mumbai 400 023.
- 3. Society** : "Hitesh 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.

Now to be clubbed 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/DDTP/203/N/PL/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 10/08/2020 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/DDTP/203/N/PL/LOI dtd. 10/08/2020 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.	Particulars	Now proposed (in Sq. Mt.)			
1	Area of plot considered for the scheme	1262.86			
2	Deductions for Road setback area	214.17			
3	Amenity as per reg. 14	Nil			
4	Total Deductions	214.17			
5	Balance Area of Plot	1048.69			
6	Total area for FSI computation	1048.69			
10	FSI permissible on Plot	3.00			
11	BUA Permissible on Plot	3146.07			
12	(-) Zonal Basic FSI	1048.69			
13	(-) FSI for Road Setback	428.34			
14	Balance Additional FSI permissible	1669.04			
15	FSI for Permanent Transit Tenements	(1669.04 X 50%) 834.52			
16	Additional sale FSI	(1669.04 X 50%) 834.52			
17	BUA Permissible on plot	Zonal	Free Sale	PTC	Total
		1048.69	834.52	834.52	3146.07
	BUA Permissible in lieu of Road Setback	428.34	--	--	
18	Total BUA Permissible on plot	1477.03	834.52	834.52	3146.07
19	Proposed PTC BUA	830.598			
20	(-) PTC BUA transferred to Clubbing scheme at village Borla from S.R. Scheme under reference.	830.598			
21	Balance PTC BUA	Nil			
22	(+) Sale BUA transferred from clubbing scheme at Borla to S.R. Scheme under reference.	830.598			
23	Total Sale BUA permissible in-situ	3138.226			
24	Sale BUA proposed in-situ	3138.226			

Additional Conditions:-

1. That you shall pay premium as unearned income at the rate of 40% of sale interchanged BUA before IOA.
2. 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

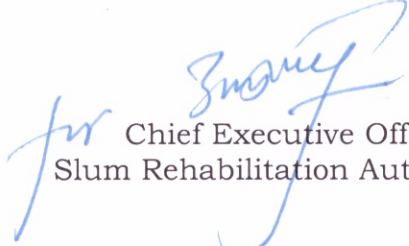
Yours faithfully,

Sd/-

Chief Executive Officer
(Hon'ble CEO/SRA has approved Revised LOI) Slum Rehabilitation Authority

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "N" 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