



SLUM REHABILITATION AUTHORITY

No.: T/PVT/0106/20190911/LOI

Date:

6-6 SEP 2021

1. **Licensed surveyor :** **Shri R. R. Khandeparkar,**
M/s. V. S. Vaidya & Associates,
437, Hind Rajasthan bldg,
Dadasaheb Phalke Marg,
Dadar (E), Mumbai 400 014.

Developer : M/s. Maverick Realtors,
A- 14th Floor , O2 Galleria,
Dalmia Estate,
Off P.K. road, Mulund (W),
Mumbai -400 080.

Sub: Revised LOI under Reg.33 (11) of DCPR-2034 on land bearing CTS No. 658/1(pt.), 658/4(pt.) and 658/8A(pt.) of village Nahur, Mulund(W), Mumbai 400080 **Clubbed with** S.R. Scheme under Reg. 33(10) of DCPR-2034 on plot bearing CTS 237(pt.) and 1352 of village Kanjur, Bhandup (West), Mumbai 400078 for "Sukhakarta SRA CHS Ltd."

Ref: T/PVT/0106/20190911/LOI.
SRA/ENG/2540/S/PL&STGL/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 (LOI)** subject to the following conditions.

1. That all the conditions of LOI u/no. T/PVT/0106/20190911/LOI dated 09/09/2020 shall continue. The Conditions of LOI shall be complied at appropriate stages.
2. 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 etc. the parameters shall be got revised from time to time.

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The salient features of the scheme are as under:

Sr. No.	Particulars	Parameters			
1	Area of Plot	1871.61			
2	Deduction for setback etc.	21.60			
3	Net plot area	1850.01			
4	Deduction for 5% Amenity Area	Nil as Net plot is Less than 4000 Sq.mts			
5	Net plot area	1850.01			
6	Plot area considered for FSI purpose	1850.01			
7	Add area of Road Setback (100%)	Nil			
8	Plot area for FSI purpose	1850.01			
9	Abutting road width	12.20			
10	Total Permissible FSI including PTC and incentive sale	FSI for PTC	Incentive Sale	Zonal FSI	Total
		1.00	1.00	1.00	3.00
11	Permissible BUA (=12x9)	1850.01	1850.01	1850.01	5550.03
12	Proposed BUA	1850.01	1850.01	1850.01	5550.03
13	FSI Consumed	1.00	1.00	1.00	3.00
14	Parameters after Clubbing				
15	PTC BUA swapped out of the Scheme u/r to S.R. Scheme u/no. SRA/2540/S/PL&STGL/LOI	(-) 1850.01	--	--	(-) 1850.01
16	Sale BUA Swapped into the Scheme u/r from SRA/2540/S/PL&STGL/LOI	-	(+) 1850.01	-	(+) 1850.01
17	Proposed BUA	0.00	3700.02	1850.01	5550.03
18	FSI Consumed	0.00	2.00	1.00	3.00
19	BUA of PTC T/s and No of PTC tenements to be provided in the Scheme u/r. (including Amenity T/s)	—			

3. 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 / 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 submit NOC from E.E. (T&C) of M.C.G.M. for parking layout on Podium & NOC from CFO before approval of amended plans of the building under reference.
5. That you shall submit the Registered undertaking from Developer before further C.C., for handing over the Fitness Centre/ Society office to the registered Society and against the misuse of the Fitness Center in future.

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6. That the plans of the Building No. 3 in Scheme No. 1 where the PTC T/s are proposed to be located and the plans of Sale Building in Scheme no. 7 will be amended Simultaneously. However, the CC to the PTC Component of Scheme No. 7 proposed in Building No. 3 in Scheme No. 1 will be granted first and then CC to the Sale incentive BUA under the Reg. 33(10) and Reg. 33(11) proposed in the Sale building in Scheme 7 will be issued in correlation to the CC granted to PTC BUA and Rehab BUA in Scheme no. 1.
7. That you shall note that further CC to sale incentive BUA in the Reg. 33(11) scheme will be restricted till the PTC due at stage are handed over to SRA

If applicant Developer/L.S is agreeable to all these conditions, then 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,

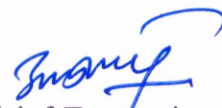
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Chief Executive Officer,
Slum Rehabilitation Authority.

[Hon'ble CEO SRA has approved revised LOI]

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "T" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer,
Slum Rehabilitation Authority.