

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2373/PN/PL/LOI

Date:

0 7 FEB 2024

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. Aakash Developers,

701- Center Plaza,

Shivaji Chowk, Daftary Road, Malad (East), Mumbai - 400097.

3. Society : "Gokul Durga CHS (Prop.)".

Subject: S.R. Scheme 1: S.R. Scheme under Reg. 33 (11) of DCPR 2034 on plot bearing C.T.S. No-111,111/1 to 17 on F.P. no. 70, Village Kanheri, Taluka Borivali, Borivali (W), Mumbai – 400092 for "M/s. Navkar Developer"

Clubbing with

S.R. Scheme 2: S.R. Scheme on slum plot bearing C.T.S. No. 19A/1 (pt.) & 25A of village Malad, at Malad (E), Mumbai, for joint development of non-slum plot under regulation 33(10) and non-slum plot & under regulation 33(11) & 30 of DCPR-2034.

Ref: SRA/ENG/2373/PN/PL/LOI

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to LOI dated 08/11/2016 and revised LOI dated 31/07/2018, 27/07/2021, 22/12/2021 and 22/11/2022 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/2373/PN/PL/LOI dtd. 08/11/2016 and revised LOI dated 31/07/2018, 27/07/2021, 22/12/2021 and 22/11/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under

Condition No. 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, eligibility etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr.	Particulars	Now Proposed					
No		Slum 33(10)			Non-slum 30 & 32	Total (Area in sq.mt)	
1.	Plot area	15176.30	4898.08		1607.44	21681.82	
2.	Less: i) Setback/DP Road ii) Reservation of	904.04	1	047.85	5		1951.89
	P.G iii) Reservation of	196.87				275.44	472.31
	School iv) Reservation of	217.58				480.00	697.58
	Dispensary v) Area under	35.34			148.80	184.14	
	widening of Nalla	159.69				159.69	
	Total	1513.52	1	047.85	5	904.24	3465.61
3.	Balance Plot Area	13662.78	3850.23		703.20	18216.21	
4.	Amenity Open Space						
5.	Net plot area	13662.78	3850.23		703.20	18216.21	
6.	Addition for FSI purpose:	004.04		0.47.01			004.04
	i) Setback/DP Road ii) Reservation of	904.04	1	047.8	0		904.04
	P.G iii) Reservation of	196.87					196.87
	School iv) Reservation of	217.58			480.00	697.58	
	Dispensary v) Area under	35.34			148.80	184.14	
	widening of Nalla	159.69				159.69	
	Total addition	1513.52	1047.85		628.80	3190.17	
7.	Plot area for FSI	15176.30	4898.08		1332.00	21406.38	
8.	Permissible FSI on	4 or		4.00		1.00	
	Plot	upto Sanct-	Zonal		Sale		
		ioned	1.00	1.50	1.50		
9.	BUA permissible		4898.	7347.			19592.32
	for PTC scheme		08	12	.32		
10.	BUA Proposed for		4898.		13331		13331.94
	PTC scheme		08	63	.94	666.00	666.00
11.	Additional 0.50 FSI				666.00	666.00	
12.	FSI credit available by TDR (90% of plot area)				1198.80	1198.80	

13.	Rehabilitation / PTC BUA	29940.62	7336.63		37277.25
14.	Areas of Amenities including common passage	14074.81			14074.81
15.	Rehabilitation/ PTC Component	44015.43	7336.63		51352.06
16.	Permissible Sale Component (15 X 1.20)	52818.52	12234.71	3196.80	68250.03
17.	Total BUA permitted for project	82759.14	19571.34	3196.80	105527.28
18.	Total FSI permitted for project	5.45	4.00	2.40	
19.	PTC BUA proposed to be transferred from S.R. Scheme on CTS No. 111, 111/1 to 17 of village Kanheri to S.R. Scheme under ref.	(+) 3176.70			(+) 3176.70
20.	Sale BUA proposed to be transferred to S.R. Scheme on CTS No. 111, 111/1 to 17 of village Kanheri from S.R. Scheme under ref.	(-) 3176.70			(-) 3176.70
21.	Proposed BUA for sale in plot	49641.82	4898.08 (Zonal) + 1097.23 (Free Sale) = 5995.31	1332.00	56969.13
22.	Total BUA proposed to be consumed on plot	82759.14	13331.94	1332.00	97423.08
23.	No. of eligible t/s to be Rehabilitated Residential Commercial R/C Religious	398 01 01			398 01 01
24.	Provisional PAP Residential Commercial R/C	343 55 18			343 55 18
25.	PAP (Regular)	103			103
26.	PTC tenements Residential Commercial		162 03		162 03

27.	Amenities				05
	Balwadi	04	01		05
	Welfare Center	04	01		05
	Anganwadi	04	01		05
	Health Center	04	01	- 2	05
	Society Office	09	01		10
	Community hall	01			.01
28.	Clubbing PTC				
	tenements				2
	Residential	62		,	62
	Balwadi	01		ė,	01
	Welfare Center	01			01
	Anganwadi	01			01
	Health Center	01			01
	Society Office	01			01

Additional Conditions:-

- That you shall handover 62 no. of clubbing PTC tenements & 05 no. of Amenities before OCC to equivalent sale BUA in S.R. Scheme 1 under subject matter.
- 2. That you shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for clubbing PTC before asking for OCC to the same.
- That you shall submit concurrence from D.P. department of BMC for location, shape & area of playground & demarcation of plot boundary from CTSO department before C.C. to last 25% of sale BUA.
- 4. That the equivalent Sale BUA will be restricted till handing over of subplot of Playground to competent authority.
- 5. That you shall submit concurrence from MCGM for Primary & Secondary School before IOA to school building.
- 6. That the equivalent Sale BUA will be restricted till handing over of subplot of Primary & Secondary School to competent authority.
- 7. That you shall submit concurrence from MCGM for Municipal dispensary/ Health post before IOA to the building against reservation.
- 8. That the equivalent Sale BUA will be restricted till handing over of subplot of Municipal dispensary/ Health post to competent authority.
- 9. That the separate layout approval will be insisted before Plinth C.C. to sale building no. 3.
- That you shall submit NOC from Commissioner of Police and CFO NOC before granting CC to Temple.
- 11. That you shall submit NOC from E.E. (T&C) for parking layout before grant of plinth C.C.

- 12. That you shall submit MOE&F NOC before granting C.C beyond 20,000 sq.mt.
- 13. That you shall handover 162 nos of PTC residential tenants, 03 nos of PTC Commercial tenants and 05 nos of amenites before OCC.
- 14. The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by owner at his own cost till handing over to the concerned authority by providing security guards etc.
- 15. That you shall be abide to fulfil the directions given in SRA's circular no. 209 dated 01/08/2023 and undertaking to that effect shall be submitted before asking IOA to building under reference.
- 16. That you shall comply the conditions laid down in SRA's circular no. 210.

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 DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

_ S d/-Chief Executive Officer Slum Rehabilitation Authority

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

Copy to:

- 1. Collector, Mumbai Suburban District.
- 2. Assistant Commissioner, "P/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.
- 1.T. Section (SRA), to publish this LOI on SRA website.

for Chief Executive Officer
Slum Rehabilitation Authority