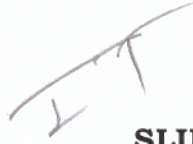


IT/29  
25/11/2022



## SLUM REHABILITATION AUTHORITY

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

Date: 22 DEC 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. Aakash Developers,  
701- Center Plaza,  
Shivaji Chowk, Daftary Road,  
Malad (East), Mumbai - 400097.
3. **Society** : Gokul Durga CHS (Prop)

**Sub:- S.R. Scheme-1:** S.R. Scheme on plot bearing C.T.S. No. 19A/1 (pt.) & 25A of village Malad, at Malad (E), Mumbai, under regulation 33(10) for slum plot & under regulation 33(11) & 30 & 32 for Non slum plot.

### Clubbing with

**S.R. Scheme-2:** S. R. Scheme under regulation 33(11) of DCPR 2034 on plot bearing F.P. No. 21 of T.P.S. Malad No. I (i.e. CTS No. 358, 358/1 to 11 of Village - Malad (East), Taluka-Malad and 524, 524/1 to 14 of Village -Kurar), Daftary Road, Malad (East), Mumbai - 400097.

**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 continuation to LOI dated 28/09/2020 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/2373/PN/PL/LOI dtd. 27/06/2021 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:**

**Before Clubbing for scheme under reg. 33(11):**

| Particulars     | Road Set-back | Zonal   | PTC      | Free Sale | Total    |
|-----------------|---------------|---------|----------|-----------|----------|
| FSI Permissible | 0.54          | 1.00    | 1.50     | 1.50      | 4.00     |
| BUA Permissible | 2095.70       | 3850.23 | 4727.495 | 4727.495  | 15400.92 |
| BUA Proposed    | 2095.70       | 3850.23 | 4756.90  | 4698.09   | 15400.92 |

**Scheme parameters after clubbing for scheme under reg. 33(11)**

PTC BUA Admeasuring 1926.47 sq. mt. from Scheme 2 to S.R. Scheme 1  
Sale BUA Admeasuring 1926.47 sq. mt. from Scheme 1 to S.R. Scheme 2

| Particulars     | Road Set-back | Zonal   | PTC                               | Free Sale                         | Total    |
|-----------------|---------------|---------|-----------------------------------|-----------------------------------|----------|
| FSI Permissible | 0.54          | 1.00    | 1.50                              | 1.50                              | 4.00     |
| BUA Permissible | 2095.70       | 3850.23 | 4727.495                          | 4727.495                          | 15400.92 |
| BUA Proposed    | 2095.70       | 3850.23 | 4756.90<br>+ 1926.47<br>= 6683.37 | 4698.09<br>- 1926.47<br>= 2771.62 | 15400.92 |

| Sr No | Particulars                     | Area in Sq.Mt. |         |                  |                |
|-------|---------------------------------|----------------|---------|------------------|----------------|
|       |                                 | Slum 33(10)    | 33(11)  | Non-slum 30 & 32 | Total In sq.mt |
| 1.    | Plot area                       | 15176.30       | 4898.08 | 1607.44          | 21681.82       |
| 2.    | Less :                          |                |         |                  |                |
|       | i) Setback/DP Road              | 904.04         | 1047.85 | --               | 1951.89        |
|       | ii) Reservation of P.G          | 196.87         | --      | 275.44           | 472.31         |
|       | iii) Reservation of School      | 217.58         | --      | 480.00           | 697.58         |
|       | iv) Reservation of Dispensary   | 32.87          | --      | 148.80           | 181.67         |
|       | v) Area under widening of Nalla | 159.69         | --      | --               | 159.69         |
|       | Total                           | 1511.05        | 1047.85 | 904.24           | 3463.14        |
| 3.    | Balance Plot Area               | 13665.25       | 3850.23 | 703.20           | 18218.68       |
| 4.    | Amenity Open Space              | --             | --      | --               | --             |
| 5.    | Net plot area                   | 13665.25       | 3850.23 | 703.20           | 18218.68       |
| 6.    | Addition for FSI purpose:       |                |         |                  |                |
|       | i) Setback/DP Road              | 904.04         | --      | --               | 904.04         |
|       | ii) Reservation of P.G          | 196.87         | --      | --               | 196.87         |
|       | iii) Reservation of School      | 217.58         | --      | 480.00           | 697.58         |
|       | iv) Reservation of Dispensary   | 32.87          | --      | 148.80           | 181.67         |
|       | v) Area under widening of Nalla | 159.69         | --      | --               | 159.69         |
|       | Total addition                  | 1511.05        | --      | 628.80           | 2139.85        |



|     |  |                       |                    |            |          |           |         |                       |
|-----|--|-----------------------|--------------------|------------|----------|-----------|---------|-----------------------|
| 7.  | Plot area for FSI  | 15176.30              | 3850.23            |            |          |           | 1332.00 | 20358.53              |
| 8.  | Permissible FSI on Plot  | 4 or upto Sanctioned  | 4.00               |            |          |           | 1.00    | --                    |
|     |  |                       | Road set-back 0.54 | Zonal 1.00 | PTC 1.23 | Sale 1.23 |         |                       |
|     | BUA permissible for PTC  |                       | 2095.70            | 3850.23    | 4727.495 | 4727.495  |         |                       |
|     | BUA Proposed for PTC scheme  |                       | 2095.70            | 3850.23    | 4756.90  | 4698.09   | --      | 15400.92              |
|     | BUA for PTC scheme after clubbing of area admeasuring 1926.47 sq. mt.                    |                       | 2095.70            | 3850.23    | 6683.37  | 2771.62   | --      | 15400.92              |
| 9.  | Additional FSI 0.50  | --                    | --                 |            |          |           | 666.00  | 666.00                |
| 10. | FSI credit available by TDR (90% of plot area)   | --                    | --                 |            |          |           | 1198.80 | 1198.80               |
| 11. | Proposed Rehabilitation / PTC BUA  | 30636.31              | 6683.37            |            |          |           | --      | 37319.68              |
| 12. | Areas of Amenities including common passage  | 17917.92              | --                 |            |          |           | --      | 17917.92              |
| 13. | Rehabilitation / PTC Component   | 48554.23              | 6683.37            |            |          |           | --      | 55237.60              |
| 14. | Permissible Sale Component (15 X 1.20)   | 58265.08              | 8717.55            |            |          |           | 3196.80 | 70179.43              |
| 15. | Total BUA permitted for project  | 88901.39              | 15400.92           |            |          |           | 3196.80 | 107499.11             |
| 16. | Total FSI permitted for project  | 5.86                  | 4.00               |            |          |           | 2.40    | --                    |
| 17. | BUA permissible for Sale on plot   | 58265.08              | 8717.55            |            |          |           | 3196.80 | 70179.43              |
| 18. | Total BUA proposed to be consumed on plot  | 88901.39              | 15400.92           |            |          |           | 3196.80 | 107499.11             |
| 19. | No. of eligible t/s to be Rehabilitated<br>Residential<br>Commercial<br>R/C<br>Religious | 398<br>01<br>--<br>01 | --                 |            |          |           | --      | 398<br>01<br>--<br>01 |
| 20. | Provisional PAP<br>Residential<br>Commercial<br>R/C                                      | 343<br>55<br>18       | --                 |            |          |           | --      | 343<br>55<br>18       |

|    |                |     |     |    |     |
|----|----------------|-----|-----|----|-----|
| 21 | PAP (Regular)  | 103 | --  | -- | 103 |
| 22 | PTC tenements  | --  | 145 | -- | 141 |
|    | Clubbing PTC   |     | 33  |    | 33  |
| 23 | Amenities      |     |     | -- |     |
|    | Balwadi        | 04  | 01  |    | 05  |
|    | Welfare Center | 04  | 01  |    | 05  |
|    | Anganwadi      | 04  | 01  |    | 05  |
|    | Health Center  | 04  | 01  |    | 05  |
|    | Society Office | 09  | 02  |    | 11  |
|    | Community hall | 01  | --  |    | 01  |

**Additional Conditions:-**

1. That you shall handover 33 no. of clubbing PTC tenements and Amenities before OCC to equivalent sale BUA in S.R. Scheme 2 under subject matter.
2. That you shall incorporate clause in Sale agreement of prospective buyers that they will not complain about inadequate size proposed for kitchen & toilet.

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, "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.
7. I.T. Section (SRA), to publish this LOI on SRA website.

*for* *[Signature]*  
Chief Executive Officer  
Slum Rehabilitation Authority