

SLUM REHABILITATION AUTHORITY

No.: K-W/PVT/0172/20221124/LOI

Date:

-1 JUN 2023

Scheme No. 4

1. **Lic. Surveyor** : Shri. Ketan Belsare,
Of M/s. Ellora Project Consultant Pvt Ltd.
317-321, Ninad CHS Ltd., Bldg. no.7,
Kher Nagar, Service Road, Bandra (E),
Mumbai- 400051.
2. **Developer** : M/s. M/s. Pooja Leisure & Lifestyle
Pooja House, 5th floor,
Opp.J.W.Marriot Hotel,
Juhu Tara Road, Mumbai- 400 049.

Sub: Revised Clubbing LOI for S.R. Scheme No.4 under Reg. 33(11) of DCPR 2034 on plot bearing C.T.S. No. 892A & 892B of Village at Juhu, Vile Parle (West), Mumbai. K/W ward with **S.R. Scheme No.1** under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. No. 432/3 to 9,432/18 to 25, 432/29 to 36,432/45 to 52, 432/59 to 71, 432/78 to 82, 432/90 to 94, 432/108 to 112, 432/120 & 432/122 to 125 of village Oshiwara, R.M. Road, Taluka Andheri, Jogeshwari(w), Mumbai- 400 102 for "Singh SRA CHS Ltd.".

Ref : No.: K-W/PVT/0172/20221124/LOI

Gentleman,

With reference to the above-mentioned Redevelopment 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 **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all the condition mentioned in LOI u/no K-W/PVT/0172/20221124/LOI on 28/12/2022 shall be complied with.
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,

nos. of eligible huts etc. the parameters shall be got revised from time to time.

Scheme No.4 parameters:

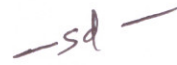
Sr. No.	Description	S.R. Scheme No. 4
1	Plot Area	914.70
2	Deduction-	
	a) Road setback	179.40
	Total	735.30
3	Balance Plot Area	735.30
4	Addition for FSI (a)	179.40
5	Plot area for FSI	914.70
6	Maximum FSI permissible Plot	4.00
7	Total Built up area Permissible in-situ	3658.80
8	Permissible FSI	
	a) PTC - 1.50	1372.05
	b) Free Sale - 1.50	1372.05
	c) Zonal FSI - 1.00	914.70
	d) Total (a+b+c)	3658.80
9	Proposed BUA	PTC - 1372.05 Free Sale - 1372.05 Zonal - 914.70 Total - 3658.80
10	Total built-up area for project (5 X 6)	3658.80
11	FSI consumed (9/5)	4.00
12	PTC built-up area transferred from scheme No. 1 to Scheme No.4 (1372.05 Sq.mt.)	- 1372.05
13	After clubbing Sale BUA transferred from scheme no.4 to scheme No.1	+ 1372.05
14	After clubbing permissible Sale BUA	3658.80

3. That you shall not claim the CC in lieu road set back until submission of no claim certificate from the building proposal department.
4. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
6. That you shall submit NOC from CFO and NOC from E.E. (M & E) regarding adequacy of light & ventilation to the basement will be insisted before issue plinth C.C. to the sale building.

7. That you shall submit NOC from E.E. (T & C) for parking layout before grating issue plinth C.C. to the sale building.
8. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

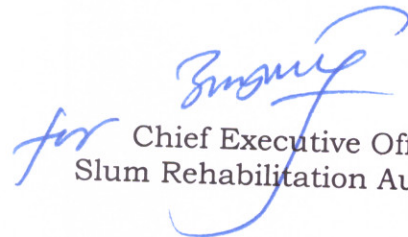


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved the Clubbing Revised LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website



for Chief Executive Officer
Slum Rehabilitation Authority

