

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2807/ME/MCGM/LOI

Date:

6 JAN 2023

1. **Architect** : Shri Mukesh Bahadur
M/s Consultants combined
B-101 Maneck Kunj, (Meghwadi),
Dr. S.S. Rao Road, Lalbag,
Mumbai- 400 012.
2. **Developer** : M/s. Ratnaakar Shelters LLP
Vallabh Society, 90 ft Road, Pantnagar,
Ghatkopar (East), Mumbai 400 075.
3. **Society** : Devkrupa (Federation) Co. op. Hsg. So.(Prop.)

Sub:- S.R. Scheme-1: S.R. Scheme under regulation 33(10) on plot bearing C.T.S. No. 1 (A) (pt), Survey no. 93 (pt) Plot no. 49, Road no 5/6, of village Deonar, Tal. - Kurla at Shivaji Nagar, Govandi (E), Mumbai - 400 043.

Clubbing with

S.R. Scheme-2 : S. R. Scheme U/Regulation 33(11) of DCPR 2034 on plot bearing C.T.S. No. 187, 187/1 to 9 of Village Kurla 4 at L.B.S. Marg, Kurla (West), Mumbai.

Ref : SRA/ENG/2807/ME/MCGM/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 24/04/2019 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/2807/ME/MCGM/LOI dtd. 24/04/2019 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. No.	Description	Area in Sq.Mt.
1.	Gross plot Area	4423.95
2.	Less Area of buildable/ Non-buildable D.P. Reservation	---
	a) Road Set back area	88.95
	b) Municipal Housing/R&R reservation	---
	Total deduction {(a) above}	88.95
3.	Balance area of plot	4335.00
4.	Amenity as per Reg. 14-A of DCPR-2034 (AOS not provided on site as per Transitional policy T-3 Circular of MCGM subject to payment of premium)	75.86
4a.	Less 15% deductible RG, if applicable	Nil
5.	Net area of plot (3-4)	4259.14
6.	Addition for FSI purpose	88.95
7.	Total plot area for FSI purpose (5+6)	4348.09
8.	Max. FSI permissible on plot	4.00/ Sanctioned
9.	Rehab Built up area (excluding areas under staircase & common passage)	9407.04
10.	Built up area of common passages & amenity.	4566.85
11.	Rehabilitation Component	13973.89
12.	Incentive FSI : 1.15 more than 0.40 Ha. Up to Ha.	2096.08
13.	Permissible Free Sale Component in situ	16069.97
14.	Total BUA sanctioned for the Scheme	25477.01
15.	Total FSI sanctioned for the scheme (14/7)	5.859
16.	Sale BUA permissible in-situ	16069.97
17.	PTC BUA transferred from S.R. Scheme under reg. 33(11) on CTS No. 187 of Kurla-4 to S.R. Scheme under reference	2048.85
18.	Sale BUA transferred from S.R. Scheme under reference to S.R. Scheme under reg. 33(11) on CTS No. 187 of Kurla-4	2048.85
19.	Sale BUA permissible in-situ after clubbing	14021.12
20.	Total BUA proposed to be consumed in-situ	25477.01
21.	FSI proposed to be consumed/ in-situ	5.859
22.	TDR generated in the scheme	Nil
23.	A) Nos. of slum dwellers to be re-accommodated	
	Rehab Residential (Eligible)- nos.	100
	Rehab R/C (Eligible)- nos.	17
	Rehab Commercial (Eligible)- nos.	04
	B) Amenities to be provided	
	Balwadi	02
	Welfare Centre	02
	Society Office	03
	Library	02
	Fitness center	01
	Aaganwadi – nos.	02
24.	Nos. of PAP generated in the scheme (Resi. -162 & Prov. Comm. – 02)	164
25.	No. of PTC tenements (37 PTC tenements + 05 Amenities)	42

Additional Conditions:-

1. That you shall handover 37 no. of PTC tenements & 05 no. of Amenities before OCC to equivalent sale BUA in S.R. Scheme 2 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.
3. That you shall submit the Revised CFO NOC.
4. That you shall pay premium as per Transitional Policy T-3 Circular of MCGM for not providing AOS on site before asking CC of the potential development under amended plans.

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,

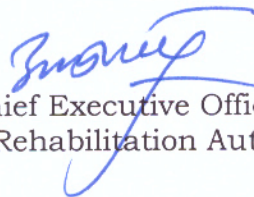
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "M/E" 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