



SLUM REHABILITATION AUTHORITY

No. P-S/MHADA/0028/20210728/LOI

Date:

30 JAN 2024

1. **Architect** : Shri Rajendra B. Ahir
G-1/G-2, Ground floor, Pancharatna
building, Mandpeshwar Road, Behind,
Gayatri Sweet Mart, Borivali(West),
Mumbai -400 064.
2. **Developer** : M/s. A. & A. Developers
104, Raghunath Krupa Building,
Walawalkar Wadi, Aarey Road,
Goregaon(East), Mumbai -400 063.
3. **Society** : "1. Kundan SRA CHS (Prop.) 2. Krishna SRA CHS
(Prop.) 3. Shiv Darshan SRA CHS (Prop.)"

Sub.: Revision of LOI by clubbing of

- 1) S. R. Scheme under Reg. 33(10) of DCPR-2034 on plot bearing
C.T.S No. 50A(Pt), 55(Pt), 55/1 to 10, 55/17 to 22 of Village-
Pahadi Goregaon (W), Taluka-Borivali (MSD), Situated at Unnat
Nagar, Goregaon (West), Mumbai in P/South Ward for "1. Kundan
SRA CHS (Prop.) 2. Krishna SRA CHS (Prop.) 3. Shiv Darshan
SRA CHS (Prop.)"

with

- 2) S. R. Scheme under Reg. 33(11) of DCPR-2034 on plot bearing
C.T.S No. 1/74 of Village-Oshiwara, Taluka-Andheri(MSD),
Situated at 4th Cross Lane, Opp. Green Acre, Lokhandwala
Complex, Andheri (West), Mumbai in K/West ward

Ref.: P-S/MHADA/0028/20210728/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on basis of documents submitted by applicant, and in continuation to earlier LOI dated 19.10.2023, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the condition mentioned in LOI u/no. P-S/MHADA/0028/20210728/LOI dtd. 19.10.2023 shall be complied with.
2. The built up area for rehabilitation and sale 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.

P-S/MHADA/0028/20210728/LOI

The salient features of the scheme are as under:

Sr. No	Description	Revised parameters (In sq.mtr.)
1	Area of plot	6700.0
2	Deduction for	
	a) Setback area of Road	542.80
	b) ROS 1.5 (Garden/Park) Reservation (Required : 6108.45 X 35%)	2141.45
	Total Deduction (a+b)	2684.25
3	Net area of plot for computation of t/s. density.	4015.75
4	Addition for FSI	2684.25
5	Total Plot Area for FSI Purpose(3+4)	6700.00
6	Max. Permissible F.S.I.	4.00 or sanctioned FSI whichever more
7	BUA permissible on the plot (5x6)	26800 or more
8	Rehab Built-up Area	12266.49
9	Rehab Passages & Amenity area	2552.24
10	Rehab Component (8 + 9)	14818.73
11	Sale Component (10 X incentive as per Ratio of LR/RC = 1.05) (14818.73 X 1.05)	15559.67
12	Total BUA sanctioned for the project (8 + 11)	27826.16
13	Total FSI sanctioned for the project (12/5)	4.15
14	Clubbing PTC BUA (Transferred from S.R. Scheme no. 1)	1536.56
15	Clubbing PTC BUA proposed	1536.93 (1536.56 from Scheme no. 1 + 0.37 excess area counted in Sale BUA)
16	Sale BUA permissible in-situ (After clubbing)	14022.74 (i.e. 15559.67 -1536.56 clubbed sale BUA shifted to S.R. Scheme no.1 - 0.37 excess area counted in Sale BUA)
17	No. of Rehab t/s. as per Reg. 33(10)	
	• Rehab Residential	276 nos.
	• Rehab Commercial	12 nos.
18	Provisional PAP tenements as against non- eligible tenements	
	i)Residential	79
	ii) Commercial	10
	iii)R/C	01
	iv)Religious	02
19	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	--
20	Clubbing PTC tenements	39 nos.
21	• Balwadi	02 nos.
	• Welfare Center	02 nos.
	• Society Office	04 nos.
	• Additional Amenity-I	02 nos.

P-S/MHADA/0028/20210728/LOI

22	A) BUA of buildable reservation:	
	i. Setback of D.P. Road	542.80
	ii. ROS 1.5 (Garden/Park) Reservation	2141.45
	B) Area of non-buildable reservation	-

3. 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.
4. That you shall submit a registered joint undertaking from both the Developer M/s. A. & A. Developers and M/s. D.G. Land Developers Pvt. Ltd. for stating therein that, the Partners/Diretors of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners of both the developers firm and also indemnifying the SRA & its staff from any litigations, damages, claims, etc before CC of PTC tenements.
5. That you shall comply the conditions mentioned in SRA circular no. 209,210,213 & 215.

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 revised LOI.

Yours faithfully,

-sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, BMC
2. MHADA
3. Assistant Commissioner, "P/S" Ward, BMC
4. Chief Engineer (Development Plan), BMC
5. Dy. Collector(SRA)-Copy for information to take further necessary action as per circular no.37.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website

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