



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2540/S/PL&STGL/LOI

Date: - **28 FEB 2023**

1. **Licensed Surveyor:** Shri Rajesh Khandeparkar, of
M/s V.S. Vaidya & Associates,
437, Hind Rajasthan bldg,
Dadasaheb Phalke Marg,
Dadar (E), Mumbai -400 014
2. **Developer** : M/s Aakaar Nirman Properties.
A-14th Floor, O2 Business Park,
Dalmia Estate, Off P.K. road,
Mulund (W),
Mumbai -400 080.
3. **Society** : Sukhakarta SRA CHS Ltd.

Sub:- 1 Approved Clubbed S.R. Scheme under Reg. 33(10) on plot bearing CTS 237(pt.), and 1352 of Village Kanjur, Bhandup (West) for "Sukhakarta SRA CHS Ltd." (SRA/ENG/2540/S/PL & STGL/LOI) (Scheme no.1) Clubbed with 8 other S. R. Schemes under Reg. 33(14) (D) of DCR-1991/ Reg. 33(11) of DCPR-2034. (Referred to as Scheme no. 2 to 6 in the approved clubbed scheme) together with the proposed revised in parameters of approved S.R. Scheme under reg.33(11) of DCPR-2034 on plot bearing C.T.S. No. 658/1(Pt.) & 658/8A (pt.) of village Nahur, Mulund (W), Mumbai 400080 for "Nami CHS Ltd." (Scheme no.7).

And it's proposed clubbing with

- 2 Approved S.R.S. under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. 195/82 of village Ghatkopar (W), situated at Garodia Nagar scheme, Ghatkopar (E), Mumbai-400 077 for "Devpuri CHS Ltd." (Scheme No.8)
- 3 Approved S.R. Scheme under reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. 1382 of village Mulund (W), Mumbai for "Mooldeep CHS Ltd." (Scheme No.9)

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is

pleased to issue in principle, approval to the revised scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions:

1. That all the relevant conditions mentioned in the LOI under no. SRA/ENG/2540/S/PL&STGL/LOI dated 16/01/2014, 15/09/2018, 18/03/2020 and 06/09/2021 shall remain applicable for the Revised S.R. Scheme.
2. This Revised Letter of Intent is issued on the basis of plot area certified by the City Survey Office and the Annexure – II issued by Competent Authority and other relevant documents.
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, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

| Sr. No | Particulars | Proposed Scheme Parameters (in Sq. mts.) | | |
|--|---|---|------------------------------------|---------------------|
| | | Slum area (in Sq. mts.) | Non-Slum Area (in Sq. mts.) | Total (in Sq. mts.) |
| 1. | Plot Area of the Scheme | 6948.21 | 1611.96 | 8560.17 |
| 2. | Deduction for proposed DP road | 729.65 | 864.02 | 1593.67 |
| 3. | Net plot area (=1-2) | 6218.56 | 747.94 | 6966.50 |
| 4. | Net plot area for Density purpose | 6218.56 | -- | 6218.56 |
| 5. | Plot Area for FSI purpose | 6948.21 | 747.94 | -- |
| 6. | Maximum Permissible FSI on plot. | Restricted to sanctioned FSI | Zonal 1.00 + 0.5 premium + 0.9 TDR | -- |
| 7. | Maximum Permissible BUA on plot. (=5x 6) | -- | 1795.06 | -- |
| 8. | Rehab BUA proposed to be sanctioned | 13971.61 | -- | 13971.61 |
| 9. | Rehab Component proposed to be sanctioned | 17533.29 | --- | 17533.29 |
| 10. | Incentive ratio | 1.15 | -- | -- |
| 11. | Permissible Sale Component in the Scheme. (Reg.33(10)) | 20163.28 | -- | 20163.28 |
| 12. | Sale BUA as per Reg. 30(A) | -- | 1795.06 | 1795.06 |
| 13. | Additional Permissible FSI against area of DP road (=2 times area of DP road) | -- | -- | -- |
| 14. | Additional BUA as per Reg. 17(1) Note 20 (viii)20 | -- | 292.16 | 292.16 |
| 15. | Total Sale BUA to be approved for the Scheme. | 20163.28 | 2087.22 | 22250.50 |
| 16. | Total BUA to be approved for the Scheme. | 34134.89 | 2087.22 | 36222.11 |
| 17. | Total FSI Proposed to be sanctioned for the Scheme. | 4.91 | -- | -- |
| Rehab BUA/PTC BUA Before and after Clubbing | | | | |
| 18. | Rehab BUA as per Reg. 33(10) | 13971.61 | -- | 13971.61 |
| 19. | PTC BUUA swapped in the scheme | | | |

| Sr. No | Particulars | Proposed Scheme Parameters (in Sq. mts.) | | |
|---|---|---|-----------------------------|---------------------|
| | | Slum area (in Sq. mts.) | Non-Slum Area (in Sq. mts.) | Total (in Sq. mts.) |
| Sc-2 | SRA/DDTP/194/T/PL/LOI | 429.00 | --- | 429.00 |
| Sc-3 | SRA/DDTP/199/T/PL/LOI | 1232.14 | -- | 1232.14 |
| Sc-4 | SRA/DDTP/198/T/PL/LOI | 1512.98 | -- | 1512.98 |
| Sc-5 | SRA/DDTP/193/T/PL/LOI | 622.73 | -- | 622.73 |
| Sc-6 | T/PVT/0105/20190613/LOI | 835.20 | -- | 835.20 |
| Sc-7 | T/PVT/0106/20190911/LOI | 1871.61 | -- | 1871.61 |
| Sc-8 | N/PVT/0102/20210519/LOI | 500.35 | -- | 500.35 |
| Sc-9 | T/PVT/0110/20200814/LOI | 1286.70 | -- | 1286.70 |
| | Total PTC BUA interchanged | 8290.71 | -- | 8290.71 |
| 20. | Total Rehab BUA including PTC BUA | 22262.32 | -- | 22262.32 |
| Sale BUA before and after Clubbing | | | | |
| 21. | Sale BUA as per Reg. 33(10)/30(A) | 20163.28 | 2087.22 | 22250.50 |
| 22. | Sale BUA swapped out of the scheme in lieu of PTC BUA brought into the scheme | | | |
| Sc-2 | SRA/DDTP/194/T/PL/LOI | -429.00 | -- | -429.00 |
| Sc-3 | SRA/DDTP/199/T/PL/LOI | -1232.14 | -- | -1232.14 |
| Sc-4 | SRA/DDTP/198/T/PL/LOI | -1512.98 | -- | -1512.98 |
| Sc-5 | SRA/DDTP/193/T/PL/LOI | -622.73 | -- | -622.73 |
| Sc-6 | T/PVT/0105/20190613/LOI | -835.20 | -- | -835.20 |
| Sc-7 | T/PVT/0106/20190911/LOI | -1871.61 | -- | -1871.61 |
| Sc-8 | N/PVT/0102/20210519/LOI | -500.35 | -- | -500.35 |
| Sc-9 | T/PVT/0110/20200814/LOI | -1286.70 | -- | -1286.70 |
| | Total Sale BUA swapped out of the scheme earlier | -8290.71 | -- | -8290.71 |
| 23. | Total Sale BUA remaining in the scheme | 11872.57 | 2087.22 | 13959.79 |
| 24. | Total BUA in the scheme (=18+23) | 34134.89 | 2087.22 | 36222.11 |
| 25. | In situ FSI consumed | 4.91 | | |
| 26. | No. Of slum dwellers to be accommodated under reg. 33(10) | | | |
| | a. Rehab Resi t/s | 190 | -- | 190 |
| | b. Prov. Resi PAPs t/s Cl 3.12(C) | 26 | -- | 26 |
| | c. Rehab Commercial T/s | 34 | -- | 34 |
| | d. Prov. Comm PAPs t/s Cl 3.12(C) | 15 | -- | 15 |
| | e. Rehab RC T/s | 02 | -- | 02 |
| | f. Prov. RC PAPs t/s Cl 3.12(C) | 0 | -- | 0 |
| | g. Other Structures | 00 | -- | 00 |
| 27. | No. of PAP t/s under Cl. 3.12(A) of Reg. 33(10) | 163 | -- | 163 |

| Sr. No | Particulars | Proposed Scheme Parameters (in Sq. mts.) | | |
|--------|--|---|-----------------------------|--|
| | | Slum area (in Sq. mts.) | Non-Slum Area (in Sq. mts.) | Total (in Sq. mts.) |
| 28. | Ameities to be provided under regg.33(10) | | | |
| | a. Balwadi | 02 | -- | 02 |
| | b. Welfare Centre | 02 | -- | 02 |
| | c. Society Office | 04 | -- | 04 |
| | d. Amenity no. 1 | 02 | -- | 02 |
| | e. Amenity no. 2 | 02 | -- | 02 |
| | f. Community Hall | 01 | -- | 01 |
| 29. | Reservations to be developed and handed over to MCGM | | | |
| | i. DP Road | 729.65 | 864.02 | 1593.67 |
| | ii. Reservation of RR2.1 | -- | 373.97 | 373.97 |
| | ii. T/s under AR policy for RR2.1 | | 11t/s | |
| 30. | TDR generated if any under Reg.33(10) | -- | -- | -- |
| 31. | BUA/TDR in Lieu of Cost of Construction under AR Policy (proposed to be utilized insitu) | -- | 292.16 | 292.16 |
| 32. | PTC to be handed over to SRA in lieu of clubbing schmes | | | |
| a | Total PTC BUA to be handed over to SRA | 8290.71 | -- | 8290.71 |
| b | Tentative number of PTC t/s to be handed over to SRA including Amenity t/s | 207 Resi. + 5 Amenity = 212 t/s | -- | 207 Resi. + 5 Amenity = 212 t/s |

If applicant Society/Developer/L.S. is agreeable to all these conditions, then 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 the Revised LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District,
3. Assistant Commissioner, 'S' Ward, M.C.G.M.
4. Addl. Collector of (Enc/Rem)(ES) Mumbai as applicable
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this LOI on SRA website.

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