



## SLUM REHABILITATION AUTHORITY

No.: T/PVT/0106/20190911/LOI

Date:

**28 FEB 2023**

1. **Licensed surveyor :** **Shri Rajesh Khandeparkar,**  
M/s. V. S. Vaidya & Associates,  
437, Hind Rajasthan bldg,  
Dadasaheb Phalke Marg,  
Dadar (E), Mumbai 400 014.
2. **Developer :** M/s. Maverick Realtors,  
A- 14<sup>th</sup> Floor , O2 Business Park,  
Dalmia Estate,  
Off P.K. road, Mulund (W),  
Mumbai -400 080.

**Sub: Revised LOI** under Reg.33 (11) of DCPR-2034 on land bearing CTS No. 658/1(pt.), 658/4(pt.) and 658/8A(pt.) of village Nahur, Mulund(W), Mumbai 400080 (scheme no.7) **Clubbed with** S.R. Scheme under Reg. 33(10) of DCPR-2034 on plot bearing CTS 237(pt.) and 1352 of village Kanjur, Bhandup (West), Mumbai 400078 for "Sukhakarta SRA CHS Ltd." (scheme no.1)

**Ref:** T/PVT/0106/20190911/LOI.

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 scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all the conditions of LOI u/no. T/PVT/0106/20190911/LOI dated 09/09/2020 & Revised LOI 06/09/2021 shall continue. The Conditions of LOI shall be complied at appropriate stages.
2. This Revised Letter of Intent is issued on the basis of plot area certified by the City Survey Office 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,

**T/PVT/0106/20190911/LOI**

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.)			
		FSI for PTC	Incentive Sale	Zonal FSI	Total
1	Area of Plot	1871.61			
2	Deduction for setback etc.	21.60			
3	Net plot area	1850.01			
4	Deduction for 5% Amenity Area	Nil as Net plot is Less than 4000 Sq.mts			
5	Net plot area	1850.01			
6	Add area of Road Setback (100%)	21.60			
7	Plot area for FSI purpose	1871.61			
8	Abutting road width (RL)	12.20			
9	Total Permissible FSI including PTC and incentive sale	1.00	1.00	1.00	3.00
10	Permissible BUA	1871.61	1871.61	1871.61	5614.83
<b>Parameters after Clubbing</b>					
11	PTC BUA swapped to SRA/2540/S/PL&STG L/LOI (Scheme-1)	(-) 1871.61	--	--	(-) 1871.61
12	Sale BUA Swapped into the Scheme from SRA/2540/S/PL&STGL/LOI (Scheme-1)	--	(+) 1871.61	-	(+) 1871.61
13	Proposed BUA	0.00	3743.22	1871.61	5614.83
14	FSI Consumed	0.00	2.00	1.00	3.00
15	BUA of PTC tenements to be provided in Scheme-1	1871.61 sq.mts.			

4. That the plans of the Building No. 3 in Scheme No. 1 where the PTC T/s are proposed to be located and the plans of Sale Building in Scheme no. 7 will be amended Simultaneously. However, the CC to the PTC Component of Scheme No. 7 proposed in Building No. 3 in Scheme No. 1 will be granted first and then CC to the Sale incentive BUA under the Reg. 33(10) and Reg. 33(11) proposed in the Sale building in Scheme 7 will be issued in correlation to the CC granted to PTC BUA and Rehab BUA in Scheme no. 1.

If applicant 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 modified D.C. Regulations of 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. Assistant Commissioner, "T" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

*for* *Zingup*  
Chief Executive Officer,  
Slum Rehabilitation Authority.