



SLUM REHABILITATION AUTHORITY

No. N/PVT/0102/20210519/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 Maverick Realtors.
A-14th Floor , O2 Business Park,
Dalmia Estate, Off P.K. road,
Mulund (W),
Mumbai -400 080.
3. **Society** : Devpuri CHS Ltd.

Sub:- Revised LOI 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) **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**)

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. N/PVT/0102/20210519/LOI dated 08/12/2021 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 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,, 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.)			
		Basic BUA	Additional BUA under Reg. 33(11) PTC BUA	Sale Incentive	Total
1.	Area of Plot	619.70			
2.	Deduction for setback etc.	0.00			
3.	Net plot area	619.70			
4.	Deduction for 5% Amenity Area	Nil as Net plot is Less than 4000 Sq.mts			
5.	Net plot area	619.70			
6.	Add area of Road Setback (100%)	Nil			
7.	Plot area for FSI purpose	619.70			
8.	Abutting road width	13.40			
9.	Maximum Permissible FSI on plot	3.00			
10.	Max. Permissible BUA on Plot	1859.10 Sq.mts			
11.	FSI of 1.00 on Net Plot	619.70			
12.	BUA approved on the plot vide File No. GB/6973/BS-III/AN of MCGM (Prorata of road FSI) and retained as protected development as per Reg. 30(c.) of DCPR-2034	238.71			
13.	Balance of permissible BUA that can be utilized under Reg. 33(11) (=10-11-12)	1000.69			
14.	PTC area that can be proposed (=Balance area/2)	500.35			
15.	Total Permissible FSI including PTC and incentive sale				
16.	Zonal FSI/Basic BUA	619.70	--	--	619.70
17.	Protected BUA as per Reg 30 (C.)	238.71	--	--	238.71
18.	BUA Proposed under Reg. 33(11)	--	500.35	500.34	1000.69
19.	Permissible BUA	858.41	500.35	500.34	1859.10
Parameters after Clubbing					
20.	PTC BUA swapped to SRA/2540/S/PL&STGL /LOI (Scheme-1)	--	(-) 500.35	--	(-) 500.35
21.	Sale BUA Swapped into the Scheme from SRA/2540/S/ PL&STGL /LOI (Scheme-1)	--	--	(+) 500.35	(+) 500.35
22.	Proposed BUA	858.41	--	1000.69	1859.10
23.	BUA of PTC tenements to be provided in Scheme-1	500.35			

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. 8 will be amended Simultaneously. However, the CC to the PTC Component of Scheme No. 8 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 8 will be issued in correlation to the CC granted to PTC BUA and Rehab BUA in Scheme no. 1.

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,



Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "N" 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.



Chief Executive Officer,
Slum Rehabilitation Authority