



SLUM REHABILITATION AUTHORITY

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

Date:-

6 SEP 2021

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 Galleria,
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 5 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)

And it's proposed clubbing with

- 2 **Approved S.R.S. under Reg. 33(11) of DCPR-2034** on plot bearing CTS No. 658/1(pt), 658/4 (pt) & 658/8A (pt) of Village-Nahur, for "Nami CHS Ltd." (Scheme No. 7) (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 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/LOI dated 16/01/2014, 15/09/2018 and 18/03/2020 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	Parameters		
		Slum area	Non Slum Area	Total
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	13932.45	--	13932.45
9	Rehab Component proposed to be sanctioned	17465.30	---	17465.30
10	Incentive ratio	1.15	--	--
11	Permissible Sale Component in the Scheme. (Reg.33(10))	20085.09	--	20085.09
12	Sale BUA as per Reg. 30(A)	--	1795.06	1795.06
13	Additional BUA as per Reg. 17(1) Note 20 (viii)	--	299.18	299.18
14	Total BUA to be approved for the Scheme.	34017.54	2094.24	36111.78
15	Total FSI Proposed to be sanctioned for the Scheme.	4.89	2.80	
16	Rehab BUA as per Reg. 33(10)	13932.45	--	13932.45
17	PTC BUA swapped into the scheme			
	SRA/DDTP/194/T/PL/LOI	429.00	---	429.00
	SRA/DDTP/199/T/PL/LOI	1232.14	--	1232.14
	SRA/DDTP/198/T/PL/LOI	1512.98	--	1512.98
	SRA/DDTP/193/T/PL/LOI	622.73	--	622.73
	T/PVT/0105/20190613/LOI	835.20	--	835.20
	Total PTC BUA Swapped earlier	4632.05	--	4632.05
	T/PVT/0106/20190911/LOI to be swapped now	1850.01	--	1850.01
17.a	Total PTC Swapped into the Scheme	6482.06	--	6482.06
18	Total Rehab BUA including PTC BUA	20414.51	--	20414.51
19	Sale BUA as per Reg. 33(10)	20085.09	2094.24	22179.33
20	Sale BUA Swapped out of the Scheme in lieu of PTC BUA brought into the scheme			
	SRA/DDTP/194/T/PL/LOI	-429.00	--	-429.00
	SRA/DDTP/199/T/PL/LOI	-1232.14	--	-1232.14

Sr. No	Particulars	Parameters		
		Slum area	Non Slum Area	Total
	SRA/DDTP/198/T/PL/LOI	-1512.98	--	-1512.98
	SRA/DDTP/193/T/PL/LOI	-622.73	--	-622.73
	T/PVT/0105/20190613/LOI	-835.20	--	-835.20
	T/PVT/0106/20190911/LOI	-1850.01	--	-1850.01
	Total Sale BUA swapped out of the scheme earlier	-6482.06	--	-6482.06
21	Total Sale BUA remaining in the scheme	13603.03	2094.24	15697.27
22	Total BUA in the scheme (=18+21)	34017.54	2094.24	36111.78
23	In situ FSI consumed	4.89	2.80	
24	No. of slum dwellers to be accommodated under Reg. 33(10)			
	Rehab Resi t/s	190	--	190
	Prov. Resi PAPs t/s Cl 3.12(C)	26	--	26
	Rehab Commercial T/s	33	--	33
	Prov. Comm PAPs t/s Cl 3.12(C)	16	--	16
	Rehab RC T/s	01	--	01
	Prov. RC PAPs t/s Cl 3.12(C)	01	--	01
	Other Structures	00	--	00
25	No. of PAP t/s under Cl. 3.12(A) of Reg. 33(10)	163	--	163
26	Amenities to be provided under Reg. 33(10)			
	Balwadi	02	--	02
	Welfare Centre	02	--	02
	Society Office	04	--	04
	Amenity no. 1	02	--	02
	Amenity no. 2	02	--	02
	Community Hall	01	--	01
27	Reservations to be developed and handed over to MCGM			
	DP Road	729.65	864.02	1593.67
	ii Reservation of RR2.1	--	373.97	373.97
	T/s under AR policy against RR2.1		11t/s	
28	TDR generated if any under Reg.33(10)	--	--	--
29	BUA/TDR in Lieu of Cost of Construction under AR Policy (Reg.	--	292.16	292.16
30	PTC t/s to be handed over to SRA including Amenity t/s in lieu of clubbing of schemes	160 Resi. T/s + 5 Amenity = 165 t/s	--	160 Resi. T/s + 5 Amenity = 165 t/s

4. That the final demarcation of the Scheme plot boundary should be submitted by the developer before asking for CC to the last 25% of built-up area and in event of any change in the area the LOI should be got revised accordingly.
5. That the revised layout under DCPR-2034 shall be got approved before asking for approval of the Sale building in the layout.
6. That the Developer shall pay premium as specified in Reg. 33(10)/Reg. 33(11) of DCPR-2034 amended up to date, on account

of unearned income with regards to interchanged of BUA of Sale Component due to clubbing of two schemes. The premium shall be paid to SRA in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per Cl. (G) of Reg. 33(11) of DCPR-2034.

7. That you shall abide all the proceeding/orders of court of law or any judicial/quasi-judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.
8. That you shall submit the signatures of the Office bearers of the society will be insisted on the plans before issue of amended approval of the building.
9. That you shall submit N.O.C. from Ch. Eng. (M&E) before granting O.C.C. to the building no.2.
10. That you shall note that no further clubbing will be allowed till the PTC tenements of Scheme no. 2 to 5 are handed over to SRA.
11. The progress of the scheme on Rehab/Sale ratio will be strictly monitor as per rules.

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 DCR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

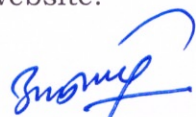
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Chief Executive Officer
Slum Rehabilitation Authority

[Hon'ble CEO SRA has approved 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 
Chief Executive Officer,
Slum Rehabilitation Authority