



SLUM REHABILITATION AUTHORITY

No. R-N/PVT/0105/20220623/LOI

Date:

04 JAN 2023

Architect : Shri Rasik P. Hingoo of
M/s. Rasik P. Hingoo Associates
Office 106, Pagrav, Next to Patkar College,
S.V. Road, Goregoan (W), Mumbai- 400 062

Developer : M/s. DGS Township Pvt. LTD.,
B/203, Raghunath Krupa,
Walawalkar Wadi, Aarey Road Goregaon (E),
Mumbai-400 063.

Sub.: LOI by Clubbing of two S.R. schemes

- 1) Slum Rehabilitation Scheme on plot bearing CTS No. 355(pt.), 355/267 to 307, 355/352 to 356, 355/357 (pt), 355/411 to 443, 491 & 491/1 to 4, Village- Kurar, Taluka- Borivali, Kranti Nagar, Opp. Laxman Police Chowki, Malad (E), Mumbai 400 097 in P/N ward as per Reg. 33(10) of DCPR- 2034 for "Sahyog SRA CHS (Prop)". **(Now called as S.R. Scheme no.1)**

Clubbed with

- 2) Existing approved Slum Rehabilitation Scheme on plot bearing CTS No. 2293/B, of village- Dahisar at Nensey Complex Bldg., Sant. Dnyaneshwar Road, Borivali (East), Mumbai 400 066 in R/N ward as per Reg. 33(11) of DCPR-2034. **(Now called as S.R. Scheme no.2).**

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 07/09/2022 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. R-N/PVT/0105/20220623/LOI Dtd. 07/09/2022 shall be complied with.
2. 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.

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The salient features of the scheme are as under:

Sr. No.	Particulars	Clubbing Scheme Parameters (Area in sq. Mtr.)			
		Basic BUA	Additional BUA under Reg.33(11)	PTC BUA	Sale Incentive
1.	Area of Plot				
2.	Deduction for road Setback				
3.	5% Amenity plot as per Reg. 14(A)				
4.	Net plot area				
5.	Abutting Road width				
6.	Max. Permissible FSI on the plot under Reg. 33(11) of DCPR-2034				
7.	Maximum Permissible BUA on the Plot including BUA to be retained. (5319.05 X 4.00)				
8.	Basic Plot potential (Zonal FSI 1.00 on Net Plot area)				
9.	Additional BUA approved on the plot vide File No. CE/1537/BSII/AR & CE/1538/BPZII/AR of MCGM and now proposed to be retained as "Protected area" as per Reg. 30(c.) of DCPR-2034				
10.	Balance area that can be utilized under Reg.33(11) (=max. permissible area - Basic Plot Potential - Protected BUA)				
11.	PTC BUA that can be proposed under Reg.33(11) of DCPR-2034.				
12.	Incentive Sale permissible against the Additional BUA proposed for PTC T/s under Reg.33(11) of DCPR-2034.				
13.	BUA Parameters				
14.	FSI Permissible	1.00	Up to 1.50	Up to 1.50	4.00
15.	Zonal FSI		5319.05		5319.05
16.	Protected BUA as per Reg.30(C)	2068.86	--	--	2068.86
17.	Additional BUA permissible under Reg.33(11) of DCPR-2034		6944.145	6944.145	13888.29
18.	Total BUA Permissible	7387.91	6944.145	6944.145	21276.20
19.	After clubbing Max. BUA permissible.	7387.91	Nil (6944.145 PTC BUA transferred to scheme no. 1)	13888.29 (6944.145 incentive sale BUA of scheme + 6944.145 sale BUA transferred from Scheme no-01)	21276.20

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20.	Total BUA proposed	7387.91	Nil	13888.29	21276.20
21.	Total FSI utilized on the plot	1.39 (Zonal 1.00 Protected 0.39)	0.00	2.61	4.00

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 Revised CFO NOC as per amended plans & NOC from E.E. (T & C) of M.C.G.M for parking layout before granting further CC of sale bldg.
5. That you shall submit NOC from concern electric supply company regarding size, location etc. of substation. before granting further CC of sale building

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 LOI.

Yours faithfully,

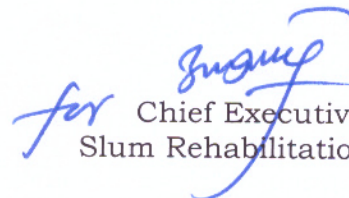
sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/N" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website

for 
Chief Executive Officer
Slum Rehabilitation Authority