

No. SRA/ENG/967/N/MHL/LOI

Date: 28 NOV 2023

To

1. Architect : Shri Sadashiv Nargundkar  
M/s. Sadashiv Nargundkar & Associates,  
A 801/802, Lake Pleasant, Lake Homes Phase-2,  
Powai, Mumbai - 400 074.
2. Developer : M/s. Ladam Homes Pvt. Ltd.  
Ladam House, Opp. ITI, Main Road, Wagale  
Estate, Thane - 400 601
3. Society : Ghatkopar Laxmi Nagar Mauli Krupa CHS Ltd.,  
CTS No. 184/C(pt), 231 of village Ghatkopar,  
Taluka Kurla, Mumbai, at Andheri Ghatkopar  
Link Road, Ghatkopar (E), Mumbai - 400 077.

Sub:- Revised LOI due to release of spill over TDR, in the S. R. Scheme on plot bearing C.T.S. No. 184/C(pt), New C.T.S. No. 231 of Village Ghatkopar, at Laxmi Nagar, Andheri Ghatkopar Link Road, Ghatkopar (E), Mumbai - 400 077, for "Ghatkopar Laxmi Nagar Mauli Krupa CHS Ltd."

Ref:- SRA/ENG/967/N/MHL/LOI

Gentleman,

With reference to the above mentioned S. R. Scheme on plot bearing C.T.S. No. 184/C(pt), New C.T.S. No. 231 of Village Ghatkopar, Tal. Kurla, at Andheri Ghatkopar Link Road, Ghatkopar (E), Mumbai. This Revised Letter of Intent is considered and approved for the sanctioned FSI of 2.99 (Two point Nine Nine) in accordance with Appendix-IV of Reg. 33(10) of amended DCR -1991, subject to following conditions.

This Revised LOI is issued in continuation with the earlier Revised LOI u.No. SRA/ENG/967/N/MHL/LOI dtd. 16/12/2017. It stands modified with respect to the conditions mentioned herein below and continuing balance conditions as per said earlier approved LOI.

1. That the condition No.2 of earlier LOI dated 16/12/2017 is deleted and same shall be read as per revised parameters as follows.

That you shall restrict the built-up area meant for Sale in the open Market and built-up area of Rehabilitation as per salient features annexed herewith.

**The Salient features of the scheme are as under:**

<b>Sr. No.</b>	<b>Description</b>	<b>Now proposed scheme parameters Area in sq.mt.</b>
1.	Area of the slum plot (as per Annexure-II)	3498.50
2.	Less Road set-back area	231.50
3.	Net plot area	3267.00
4.	Additions for FSI purpose:	231.50
5.	Plot area for FSI	3498.50
6.	Max. FSI permissible on plot	3.00
7.	Max. BUA permissible on plot	10495.50
8.	Rehabilitation BUA	4881.19
9.	Passages and amenity structure area	699.20
10.	Rehabilitation Component	5580.39
11.	Sale Component permissible	5580.39
12.	Total BUA sanctioned for the project	10461.58
13.	FSI sanctioned for the project	2.99
14.	Sale BUA proposed in-situ	5278.04
15.	Total BUA proposed in situ	10159.23
16.	TDR generated in the scheme (5580.39 – 5278.04)	302.35
17.	TDR Released	302.35
18.	Balance TDR in the scheme	Nil
19.	No. of slum dwellers to be re-accommodated	172 nos.
20.	No. of Provisional PAP generated in the scheme	Nil

2. All other conditions mentioned in earlier Revised LOI dtd. 16/12/2017 are intact and applicable and this LOI supersedes the LOI issued under No. SRA/ENG/967/N/MHL/LOI dtd. 24/05/2021.

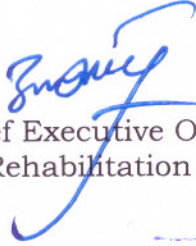
Yours faithfully,

-sd-

Chief Executive Officer  
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, B.M.C.
2. Collector Mumbai Suburban District,
3. Assistant Commissioner 'N' Ward
4. Chief Engineer (D.P.) BMC
5. Tehsildar Special Cell (SRA)
6. H.E. of BMC
- ✓ 7. I.T. Section (SRA) to publish this LOI on SRA website.

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority