

## SLUM REHABILITATION AUTHORITY

No: N/PVT/0106/20220718/LOI

Date:

3 MAR 2023

To,

**Developer,**

Macrotech Developers Limited  
LodhaExcelus,  
N. M. Joshi Marg, Mahalaxmi,  
Mumbai-400 011.

To,

**Licensed Surveyor,**

Shri. Shashikant L. Jadhav of M/s. Spaceage Consultants.  
B-106, Natraj Building, Shiv Shrushti Complex,  
Mulund-Goregaon Link Road,  
Mulund(W) Mumbai-400 080.

**Sub:** Revised LOI for Permanent Transit Camp (PTC) Scheme as per Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. Nos. 67(pt.), 67A, 67/1 to 5 & 67/9 to 18 of Village Vikroli, Taluka kurla, "N" ward of BMC at L. B. S. Road, Vikroli (West), Mumbai - 400079.

Gentleman,

With reference to the above mentioned Permanent Transit Camp (PTC) Scheme and on the basis of documents submitted by applicant, this office is pleased to inform you that this Revised Letter of Intent (LOI) is considered and principally approved the permissible FSI of 4.00 (Four point zero) shall be allowed to be consumed on the plot subject to the following conditions.

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Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel.: 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail: [info@sra.gov.in](mailto:info@sra.gov.in)

All the conditions of fresh LOI issued u/No.N/PVT/0106/20220718/LOI dated 02/08/2022 are applicable except modified conditions 1, 4, 9 & 46 as below and deleted conditions Nos. 49, 55, 56 and additional conditions 57, 58 & 59.

1. That you shall hand over 375 numbers of PTC tenements (374 residential + 01 commercial shop) and 08 Nos. of amenity, each of carpet area 27.88 sq. mt and Community Hall to the Slum Rehabilitation Authority, free of cost.

4. That the PTC Tenements component of scheme shall include.

Residential	374 Nos.
Shop	01 No
Balwadi	02 Nos.
Welfare Centre	02 Nos.
Health care Centre	02 Nos.
Skill development Centre	02 Nos.
Society Office	04 Nos.
Community Hall	01 No.

And the said tenements shall be handed over to SRA for specific purpose only.

9. That you shall restrict the built up area meant for sale in the open market and built up area for PTC Tenements as per the scheme parameters as per the statement given below:

Sr. no.	Description	As per Revised LOI now Area (in Sq.mtr.)
1	Plot area	11569.53
2	Deduction	
a)	Road set back	Nil
b)	Reservation of Day Care Centre to be carved out	146.13
3	Balance plot area (1 - 2) for Reg. 33(11)	11423.40
4	Add. for F.S.I.	Nil
5	Amenity area	
a	AOS to be handed over as per 14(B) for CTS no. 67A (10% of 2981.40sq.mt. = 298.14sq.mt. - 146.13sq.mt. = 152.01sq.mt.)	152.01



b	AOS to be handed over as per 14(B) proportionately for (8588.13sq.mt.)	1251.97			
c	Total AOS to be handed over (5a + 5b)	1403.99			
6	Plot area for FSI (3 – 5c)	10019.41			
7	Permissible FSI	4.00			
8	Max. BUA permissible (6 x 7)	40077.64			
9	Zonal FSI	10019.41			
10	Permissible BUA for PTC = (Total permissible BUA-zonal FSI)/2 i.e. (40077.64-10019.41)/2	15029.12			
		<b>Zonal FSI</b>	<b>Incentive Sale FSI</b>	<b>PTC FSI</b>	<b>Total</b>
11	Permissible BUA	10019.41	15,029.12	15,029.12	40077.64
12	Proposed BUA	10019.41	15,021.47	15,024.50	40065.38
13	No. of PTC tenements proposed				
	a) Residential	----	----	374	374
	b) Commercial	----	----	01	01
	c) Society office	----	----	04	04
	d) Balwadi	----	----	02	02
	e) Welfare Centre	----	----	02	02
	f) Health care Centre	----	----	02	02
	g) Skill development Centre	----	----	02	02
	h) Community Hall	----	----	01	01
	Total	----	----	388	388

**46.**That developer shall provide 12.00 mtr. wide internal road on South side of the plot touching plot boundary which is leading from 30.50 mtr. wide existing L. B. S. road, for manoeuvring of plot kept in abeyance.

**57.**That you shall submit correction in P. R. card as per Consent Decree & order passed by Hon'ble High Court in Case No. 379/1167, for area interchanged for CTS Nos, 7 & CTS No. 67 of village Vikroli of Survey No. 55 & 57 within 3 month period time.

58. As per orders from Collector, Mumbai Suburban District, rectification in C.T.S. boundaries of C.T.S. Nos. 7 & 67 is to be got done & submitted the same within 3 month period time.

59. That you shall vacate Lien of BMC and entry of mortgagee on P. R. Card of C.T.S. No. 67 of village Vikroli, Taluka kurlawithin 3 month period time.

If applicant Developer/Licensed Surveyor are 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 LOI.

Yours faithfully,

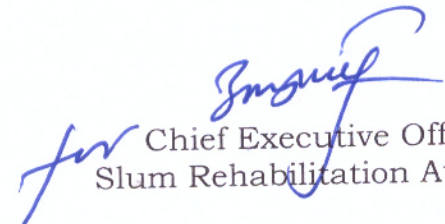
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Assistant Commissioner, "N" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA), to publish this Revised LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority