



SLUM REHABILITATION AUTHORITY

No.: **SRA/ ENG/1277/HE/PL/LOI**

Date: **- 4 JAN 2022**

- 1. Lic. Surveyor** : Shri. Suyog Shet of M/s. MITI
D-2, Chitrapoor CHS.,
27th Road, Bandra (W),
Mumbai-400 050.
- 2. Developer** : M/s. Naiknavre Developers &
Sunhar Infracom LLP.,
1, Vidya Bhuvan, 121, Keluskar Road,
Opp. Sena Bhavan, Shivaji Park,
Mumbai-400 028.
- 3. Society** : "Jagruti SRA CHS"

Sub: Proposed S. R. Scheme on plot bearing C.T.S No 76 of Village Kole Kalyan, Datta Mandir Road, at Santacruz (E), Mumbai. under Reg. 33(10) of D.C.P.R.-2034.

Ref : SRA/ ENG/1277/HE/PL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in Continuation to earlier LOI date 12/04/2016, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of intent (LOI)** subject to the following condition.

1. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
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.

The salient features of the scheme are as under:

Sr. No.	Description	Proposed
1.	Gross plot area for S.R. Scheme	1840.30
2.	Total Deduction for (i) Area of Road set back	8.03
3.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R.- 2034.	1832.27
4.	Addition for FSI purpose	8.03
5.	Total plot area for FSI purpose	1840.30
6.	Incentive FSI: 1:1. i. e. upto 0.4 Ha. In Jagruti SRA CHS. Land Rate as per R.R. 2021-22: Rs. 75,620/- for scheme. Construction Rate as per R.R. 2020-21: Rs. 30,250/- for scheme	1:1
7.	Rehab Built up area	5015.61
8.	Rehabilitation Component	5816.47
9.	Permissible Sale Component (1:1)	5816.47
10.	Sale BUA proposed in-situ	18.55
11.	Total BUA Permissible to be consumed in-situ (7+9)	10832.08
12.	Total BUA proposed to be consumed in-situ (7+10)	5034.16
13.	FSI Permissible to be consumed/ in-situ (11/3)	5.91
14.	TDR generated in the Scheme	5797.92
15.	No. of Eligible slum dwellers to be accommodated in scheme.	140
	Eligible Rehab Residential	117
	Eligible Rehab Commercial .	09
	Eligible R/C	01
	Provisional Residential PAP	11
	Provisional Commercial PAP	01
	Provisional R/C PAP	01
	Balwadi	01
	Welfare Centre	01
	Amenity -1	01
	Amenity -2	01
	Society Office	02

3. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no. 2 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be

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protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

4. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges as per Slum Rehabilitation Authority policy.
6. That you shall submit the status of Road of adequate width for the scheme plot before granting plinth CC to Bldg. u/ref.
7. That you shall submit final Civil Aviation NOC before granting OCC to respective bldgs. in layout u/ref.
8. That you shall submit demarcation of realigned road from MCGM before further C.C. of Rehab Building no. 'B'.

If applicant Society/Developer/Architect 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.

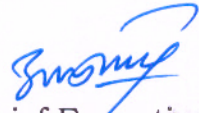
Yours faithfully,

—sd—
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has Approved the LOI)

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "H/E" Ward, M.C.G.M.
4. Addl/Dy. Collector of H/E Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further
7. H.E. of MCGM.
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority