



SLUM REHABILITATION AUTHORITY

K-E/PVT/0255/20210818/LOI

Date: **21 DEC 2023**

Architect: **Mr. Ashish R. Solanki of M/s. Concrete Designs**
102, Ganesh Smruti, Malaviya Road,
Vile Parle (East), Mumbai - 400057.

Developer: **M/s. Nest Developers**
103, Ankita Apartment Nehru Road,
Vile Parle (East), Mumbai - 400057

Subject: - **Clubbing & Revision of LOI of Scheme no. 01:-** Proposed under Reg. 33(11) of DCPR 2034 on plot bearing C.T.S. No. 8(Pt.) of Village Sahar at Rabindranath Tagore Marg, J.B. Nagar, Andheri (East), in 'K/E' Ward Mumbai 400 057 & **S.R. Scheme no.02** under Regulation 33[11] of DCPR 2034 on plot bearing C.T.S No 1268/A as well as F.P. No.(s) 120 of TPS Vile Parle No. II TPS Scheme in 'K/E' Ward) Mumbai 400 057 with **S.R. Scheme no.03** under Reg. 33(10) of DCPR 2034 on land bearing CTS Nos. 631 (part) of village Kurla, Part-III, in 'L' ward at Kurla(E), Mumbai 40070 for **'Ittefaque SRA Sahkari Gruha Nirman Sanstha (Ltd.)'**,

Reference: - K-E/PVT/0255/20210818/LOI

Sir,

With reference to the above mentioned **S.R. Scheme no. 01** under Reg. 33(11) of DCPR 2034 on plot bearing C.T.S. No. 8(Pt.) of Village Sahar at Rabindranath Tagore Marg, J.B. Nagar, Andheri (East), in 'K/E' Ward Mumbai 400 057, this office is please to inform you to approve sanctioned FSI of 3.86 on non-slum plot in accordance with provisions of DCPR 2034 & **S.R. Scheme no.02** under Regulation 33[11] of DCPR 2034 on plot bearing C.T.S No 1268/A as well as F.P. No.(s) 120 of TPS Vile Parle No. II TPS Scheme in 'K/E' Ward) Mumbai 400 057, this office is please to inform you to approve sanctioned FSI of 3.00 on non-slum plot in accordance with provisions of DCPR 2034 & **S.R. Scheme no.03** under Reg. 33(10) of DCPR 2034 on land bearing CTS Nos. 631 (part) of village Kurla, Part-III, in 'L' ward at Kurla(E), Mumbai 40070 for **'Ittefaque SRA Sahkari Gruha Nirman Sanstha (Ltd.)'**, this office is please to inform you that this Revision of LOI is considered & approved for sanctioned FSI of 4.501 for slum plot under the provisions of DCPR 2034.

1. The revised Letter of intent is issued in continuation with the Letter of Intent issued to Scheme no.02 U/no. K-E/PVT/0255/20210818/LOIdtd. 31/12/2022 conditions mentioned therein will be continued, only following conditions stands modified as under,
2. The built up area for Sale and Rehabilitation shall be as per following scheme parameters. In the event of change in area of plot etc. the parameters shall be got revised from time to time.
3. The salient features of the scheme are as under:

Sr. No	Descriptions	As per LOI dtd. 31.12.2021 (Sq. mt.)				As per amended plans submitted for clubbing LOI (Sq. mt.)				Remarks
1.	Plot Area	530.00				530.00				
2	Deduction if Any	Nil				Nil				
3	Deduction for 15% RG	Nil				Nil				
4	Net area of the scheme	530.00				530.00				
5	Addition for FSI purpose	Nil				Nil				
6	Total plot area for FSI purpose	530.00				530.00				
7	In-situ FSI Permissible on plot	PTC	Free sale	Zonal	Total	PTC	Free sale	Zonal	Total	
		1.50	1.50	1.00	4.0	1.50	1.50	1.00	4.00	
8	Total in-situ BUA permissible on plot	795.00	795.00	530.00	2120.0	795.00	795.00	530.00	2120.00	Total BUA permi. is 530.0 x4 FSI= 2120.0 Sq.mt
9	BUA for PTC	795.00	--	--	795.0	NIL Due to clubbing, BUA for PTC 757.705 sq.mt is transferred at Sch.No.III at kurla(E). and				PTC Transfer to Sch. no III)
10	Sale Component	-----	795.0	530.0	1325.0	757.705	757.705	530.0	2045.41	
11	Total BUA approved for the Scheme	795.00	1325.00		2120.0	757.705	1287.705		2045.41	After clubbing Total BUA is 2045.41 Sq.mt
						The area of PTC component (i.e. 757.705 Sq.mt) is converted as Sale component which is Transfer from (Scheme no. III) scheme No II)				
12	Total FSI Consumed	1.50	2.50		4.00	1.43	2.43		3.86	
13	Nos of PTC tenements	21 nos. including amenity				Nil Due to clubbing, PTC T/s. are transferred at Sch.No. III at kurla (E)				Due to change in planing

4. The Developer shall hand over BUA of constructing PTC tenements within 30 days after grant of OCC including amenity tenements to the Slum Rehabilitation Authority/MCGM, each of carpet area 27.88 Sq.mt. free of cost.

The PTC tenements shall be marked as PTC tenement on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

5. That you shall pay an unearned income as per Reg. 33[10] at appropriate stages.

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 modified D.C.P. Regulations of 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 Clubbing LOI)

Copy to:

1. Assistant Commissioner, "K/E" 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 LOI on SRA website.

Yours faithfully,

for *Smruti*
Chief Executive Officer
Slum Rehabilitation Authority