



SLUM REHABILITATION AUTHORITY

No. H-W/PVT/0081/20210226/LOI

Date: **27 FEB 2024**

Licensed Surveyor	:	Mr. Bhaskar R. Mishra of M/s. Archpro India Unit no.1, Eco-space IT Park Premises C.S.L., Gr. floor, Off Old Nagardas Road, Mogra Pada, Andheri (E), Mumbai - 400 069.
Developer	:	M/s. Next Constructions 1st Floor, Delphin House, Plot no. 273, Carter Road, Bandra(West), Mumbai - 400050.
Subject	:	Revision LOI by clubbing of two approved proposal of S. R. Schemes
1)	:	S. R. Scheme under Reg. 33(11) of DCPR-2034. on Plot bearing C.T.S. No. E/176, E/177, E/178 & E/179 of village Bandra-E, Talluka- Andheri (MSD), at junction of 16th and 1st Road, Khar (West), Mumbai.
And Now Proposed Clubbing With		
2)	:	S. R. Scheme under Reg. 33(10) of DCPR-2034. on plot bearing C.T.S No. 471-A(part), 475 (part) & 476 (part) of Kandivali, Survey No 157, Jagdish Shetty Marg, Ganesh Nagar, Kandivali (West), Mumbai.
Reference	:	H-W/PVT/0081/20210226/LOI

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 27.05.2021 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) This Revised Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
- 2) That all the conditions mentioned in LOI u/no. H-W/PVT/0081/20210226/LOI Dtd. 27.05.2021 shall be complied with.
- 3) 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.

- 4) 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.

The salient features of the scheme are as under:

Sr. No.	Description	Area proposed in sq. mt.			
1.	Plot Area.	943.10			
2.	Deduction	--			
	i. Set back area	--			
3.	Net plot area. (1 – 2)	943.10			
4.	Amenity open space	Nil			
5.	Balance plot area for FSI	943.10			
6.	FSI Permissible	3.00			
7.	Max BUA Permissible on the plot	2829.30			
8.	BUA against road setback	---			
9.	Balance BUA for development	3772.40			
10.	Zonal FSI	943.10			
11.	Sale FSI under Scheme	2829.30			
12.	Max BUA permissible on plot	PTC 33(11)	Free Sale	Zonal	Total
		Nil	100% of (11)	100 % of (10)	
		Nil	2829.30	943.10	3772.40
13.	BUA proposed	Nil	3770.97		3770.97
14.	FSI consumed				3.998

- 5) That you shall submit a registered joint undertaking from both the Developer M/s. Next Constructions and M/s Shreeya Developers stating therein that, the Partners of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority in accordance to circular 190 of SRA and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners of both the developers firm and also indemnifying the SRA & its staff from any litigations, damages, claims, etc before CC of PTC tenements.
- 6) That the Sale CC will be released in co-relation to progress work of PTC/ handed over PTC tenements.

- 7) That the Developer / Architect shall amend the plans as per the proposed clubbing parameters.
- 8) That the Developer shall put boards in Marathi language in such a way that the information about PAP, PTC flats can be easily seen by all the common people at the site of the scheme and if necessary, mention the eligibility condition in the contents of the scheme, as per circular 209 of SRA.
- 9) That Developers and Architects shall forth preserve the CCTV footage with date of site of S.R. Scheme to which stop work notice is issued for entire duration during which stop work notice was in force and same should be made available as and when the Slum Rehabilitation Authority requires the same, failing which adverse inference will be drawn and further necessary action will be taken as per circular 212 of SRA.
- 10) That Developer shall take measures to control the environmental pollution due to Building Construction activities and follow the instruction scrupulously formulated by BMC under no. CHE/DP/14449 dt. 15.09.2023 as per circular 213 of SRA.
- 11) That you shall comply all the conditions related to fire precautionary measures as mentioned in circular no. 215 of SRA.

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 Revised LOI.

Yours faithfully,

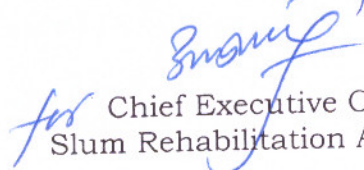
Sd/-
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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

Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority