



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1004/RC/MHL/LOI

Date: - 7 MAR 2024

1. **Lic. Surveyor** : Mr. Jitendra B. Patel
M/s. Aakar Architects & Consultants,
Ground Floor, Satyanarayan
Commercial Centre, Dayaldas Road, Vile
Parle (E), Mumbai - 400 057.
2. **Developer** : M/s. V City Nutan Developers,
102, Rite Perinto, Gumphar Darshan A & B
Wing, Asra Colony, Chinchpada, Borivali (E),
Mumbai 400066.
3. **Society** : Mitratva SRA CHS Ltd.

Subject : Clubbing of :-

Revised LOI for partial conversion of S. R. Scheme under regulation 33(10) of DCPR-2034 on plot bearing CTS No. 219 (pt.) of Village Magathane, Ta. Borivali, Borivali East, Mumbai 400066 for Mitratva CHS Ltd.

With

S. R. Scheme under regulation 33(11) of DCPR-2034 on plot bearing CTS No. 87B, 87B/1 to 21 of Village Malad (North) in R/South ward, at Kandivali (West), Mumbai.

And

S. R. Scheme under regulation 33(11) of DCPR 2034 on plot bearing C.T.S. No. 437, 437/1 of Village Malad (North), Taluka Borivali in R/South Ward, at S.V. Road, Kandivali West, Mumbai.

Ref. : SRA/ENG/1004/RC/MHL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 23/03/2006 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 conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/1004/RC/MHL/LOI dtd. 23/03/2006 and conditions mentioned therein will be continued, only the following conditions stands modified as under

Condition No. 14:- 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, eligibility etc. the parameters shall be got revised from time to time.

Sr. No.	Description	Area in Sq.mt.
1.	Gross plot Area	3228.61
2.	Less: Area under road set-back	1399.30
3.	Balance area of plot	1829.31
4.	Amenity open space	--
5.	Net area of plot	1829.31
6.	Addition for FSI purpose Area under road set-back	1399.30
7.	Total plot area for FSI purpose	3228.61
8.	Max. FSI permissible on plot	4 or upto Sanctioned FSI
9.	BUA permissible on plot	--
10.	Rehab Built up area	4892.39
11.	Area of common passages & amenities.	1106.14
12.	Rehabilitation Component	5998.53
13.	Incentive sale FSI (1.00)	5998.53
14.	Total BUA sanctioned for the Scheme	10890.92
15.	Total FSI sanctioned for the scheme	3.37
16.	Sale BUA permissible in-situ	5998.53
17.	Less TDR already claimed	800.00
18.	Balance sale FSI permissible in situ	5198.53
19.	Sale BUA transferred to clubbing scheme	2057.10 to CTS No. 87B, 87B/1 to 21 of Village Malad (North) 2882.40 to CTS No. 437, 437/1 of Village Malad (North) = 4939.50
20.	Balance Sale BUA in-situ	259.03
21.	PTC BUA transferred from clubbing scheme	2057.10 from CTS No. 87B, 87B/1 to 21 of Village Malad (North) 2882.40 to CTS No. 437, 437/1 of Village Malad (North) = 4939.50
22.	Total BUA proposed to be consumed in-situ	10090.92
23.	FSI proposed to be consumed/ in-situ	3.13
24.	Nos. of eligible t/s Rehab Residential Rehab Commercial Rehab R/C	137 01 01
25.	Provisional PAP tenements Provisional PAP Residential Provisional Commercial Provisional R/C	30 04 01

26	Amenities	
	Balwadi	02
	Welfare Centre	02
	Society Office	02
	Library	01
	Health Center	01
	No. of PTC tenements	
	Clubbing PTC tenements	99
	Amenities	05

Additional Conditions:-

1. That you shall handover 99 no. of PTC tenements & 05 no. of Amenities before CC to last 25% of sale BUA in clubbing under subject matter.
2. That you shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for clubbing PTC before asking for OCC to the same.
3. That you shall obtain permission from the Government of Maharashtra as regards to Occupant Class-2 before plinth C.C to building in S.R. Scheme.
4. That you shall handover D.P. Road to BMC before asking C.C. to last 25% of sale BUA in subject matter.
5. That you shall submit area certificate for commercial tenements for which area is not provided in Annexure-II before further C.C to composite building no. 2.
6. That you shall submit and get layout approved before C.C. to 2nd building in the layout.
7. That you shall submit NOC for parking layout before C.C. to the respective building.
8. That you shall submit CFO NOC before C.C. to the respective building.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the DCPR-2034 of Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

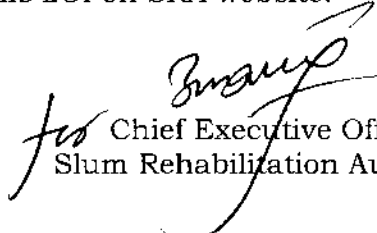
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Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved Clubbing LOI)

Copy to:

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


for Chief Executive Officer
Slum Rehabilitation Authority