



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2801/PS/PL/LOI

Date: **4 AUG 2023**

1. **Architect** : M/s. Pagnis & Pagnis,
101, Om Swami Aanand,
1st Floor, D.L. Vaidya Marg,
Dadar, Mumbai- 400 028.
2. **Developer:** M/s. Goregaon Electrical Industries LLP,
Ram Mandir Road, Behind Sejal Kajal Apt.,
Goregaon (W), Mumbai - 400 104.
3. **Society** : New Nav Shakti SRA C.H.S. Ltd. &
Shree Nav Shakti SRA CHS Ltd.
C.T.S No. 92, 93, 94, 95, 96, & 97 of Village
Goregaon, Taluka Borivali, P/S Ward,
Goregaon (West), Mumbai.

Sub: Revised LOI for as per DCPR-2034 of S.R. Scheme on plot bearing C.T.S No. 92, 93, 94, 95, 96, & 97 of Village Goregaon, Taluka Borivali, P/S Ward, Goregaon (West), Mumbai Known as New Nav Shakti SRA C.H.S. (Ltd.) & Shree Nav Shakti SRA CHS (Prop)

Ref: SRA/ ENG/2801/PS/PL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, 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/2801/PS/PL/LOI dtd. 26/10/2016 & 10.09.2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 4:- 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	Now proposed Parameter		Total Area in Sq. Mt.
		Slum Area (in Sq. Mt)	Non- Slum Area in (Sq. Mt)	
1	Area of plot considered for the scheme	1638.500	3278.00	4916.50
2	Deductions for			
a	D.P. Road setback area	31.328		31.328
3	Balance Plot Area for tenement density	1607.172	3278.00	4885.172
	Deduction for Recreation Gr.as per Rule no. 13.3.1			
4	Plot area for FSI computation	1638.50	3278.00	4916.50
5	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034	4.00 or up to sanctioned FSI	1.00	
6	Total BUA considering 4 FSI (4X5) or upto sanctioned FSI whichever is higher	10151.647	3278.00	13429.647
a	Additional FSI on payment of premium as per Reg 30		0.5	
b	Admissible TDR as per road width (Reg 30)		1.00	
c	Permissible FSI above zonal FSI		1.50	
d	Permissible BUA on payment of premium		4917.00	
e	Total Permissible BUA on payment of premium		8195.00	
7	Proposed built-up area of Rehab as per DCPR-2034	4574.150		4574.150
8	Area of Amenities including passage	1003.347		1003.347
9	Rehab Component as per DCPR-2034	5577.497		5577.497
10	Sale Component 1:1	5577.497		5577.497
11	Total Sale BUA permissible in situ	5577.497	8195.00	13772.497
12	Sale BUA proposed to be consumed in situ now	5577.497	3278.00	8855.49
13	Sale BUA proposed to be consumed in situ		4917.00	4917.00

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14	Total BUA sanctioned for the project	10151.647	8195.00	18346.647
15	FSI sanction for the scheme	6.195		
16	Total BUA proposed to be consumed in situ	18346.647		
17	No. of eligible t/s to be Rehabilitated	132 (119 Resi. +13 Comm)		
18	Provisional PAP	21 (15 Resi. +06 Comm.)		
19	PAP	Nil		
20	Amenities:			
	Balwadi	01		
	Welfare Center	01		
	Skill deve.center	01		
	Library	01		
	Society Office	02		

Condition No. 9: The developer shall pay 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of developed land rate as per ASR to the slum rehabilitation Authority.

Additional Conditions:-

1. That you shall hand over balance provisional PAP to Estate Department (SRA) as per the SRA Circular no. 190 u/no. SRA/ADMIN/DESK-1/T-2/2020/664 dated 16.01.2020 with within 30 days from the date of issuance of Occupation Certificate. Till time further permission/approval for sale component shall be withheld.
2. That you shall submit NOC from E.E.(T&C) for parking layout before further C.C. to respective building.
3. That you shall submit NOC from Ch.E. (M&E) for artificial light & ventilation before further C.C. to respective building.
4. That you shall submit Revised CFO NOC before further C.C. to respective building.
5. That you shall submit NOC from the Electric Supply Co. for planning and location of electric sub-station before further C.C. to respective building.
6. That all the condition mentioned in the circular issued by GOM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.

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7. That you shall revise scheme parameters considering tenements as per Scrutiny sheet from Tahsildar (SRA) before OC to rehab buildings.

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 sanctioned DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

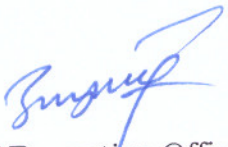

Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "PS" Ward, M.C.G.M.
4. Addl. /Dy. Collector of Goregoan 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 necessary action as per circular no.37.
7. H.E. of MCGM.
8. ✓ I.T. Section (SRA), to publish this LOI on SRA website.


 Chief Executive Officer
Slum Rehabilitation Authority