



SLUM REHABILITATION AUTHORITY

No:- SRA/RC/PVT/0046/20211214/LOI.

Date: **21 SEP 2023**

1. Architect : Shri. Suresh Gaikwad.
Of M/s. Skytech Consultants,
A-301, Agarwal B2B Center, D'monte Lane,
near Malad Industrial Estate, Orlem,
above Silver Oak hotel, Kanchpada,
Malad (W), Mumbai - 400 064.

2. Developer : M/s. Navkar Developer,
A-103, Visnhu Apartment,
L.T. road, Babhai Junction,
Borivali (W),
Mumbai - 400092.

Subject: Issue of clubbing LOI : for S. R. Scheme under Reg 33(11) of
DCPR 2034 on plot bearing C.T.S. No-111,111/1 to 17 on F.P.
no. 70, Village Kanheri Taluka Borivali, Borivali (W),
Mumbai - 400092 **(S.R.scheme No-1)**

Clubbed with

For S .R. Scheme on slum plot bearing C.T.S. No. 19A/1 (pt.)
& 25A of village Malad, at Malad(E), Mumbai, for joint
development of non slum plot under regulation 33(10) and non
slum plot & under regulation 33(11) & 30 of DCPR-2034
(S.R.scheme No-2)

Ref : **SRA/RC/PVT/0046/20211214/LOI (S.R.scheme No-1)**
SRA/ENG/2373/PN/PL/LOI (S. R.scheme No-2)

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.

1. All the conditions of LOI under NoSRA/RC/PVT/0046/20211214/LOI
dated 29/12/2021 shall be complied with.

SRA/RC/PVT/0046/20211214/LOI.

2. This Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
3. The built up area for sale be as per the following scheme parameters. In the event of change in area of plot. The parameters shall be got revised from time to time.

Parameters BUA/FSI under regulation 33(11) of DCPR 2034 for scheme no-1

Sr. no.	Description	<i>Scheme parameter as per last LOI (Before clubbing</i>			<i>Proposed Scheme parameter as per revised LOI (after clubbing)</i>		
1	Plot Area	2117.80			2117.80		
2	Deduction for reservation i) Set Back area	Nil			51.81		
3	Balance plot area (1-2i)	2117.80			2065.99		
4	Addition for setback area	Nil			51.81		
5	Plot area for FSI	2117.80			2117.80		
6	FSI permissible	4.00			4.00		
7	Permissible BUA	8471.20			8471.20		
8		Zonal FSI (A)	Free sale (B)	<i>Transit (PTC) (C)</i>	Zonal FSI (A)	Free sale (B)	<i>Transit (PTC) (C)</i>
9	Max. FSI permissible on plot.	1.00	1.50	1.50	1.00	1.50	1.50
10	Max. BUA permissible on plot.	2117.80	3176.70	3176.70	2117.80	6353.40 = (3176.70 incentive sale BUA of scheme + 3176.70 sale BUA transferred from scheme no.2	Nil = 3176.70 PTC BUA transferred to scheme no. 2
11	BUA to be proposed after clubbing	8471.20			8471.20 (Entire sale 2117.80+6353.40)		
12	PTC Tenements in the scheme(3167.70Sq.m.)	PTC Tenements in scheme = 88nos. Society office = 01nos. Balwadi = 01nos. Women Entre. = 01nos. Library = 01nos. Welfare Centre = 01 nos.			Nil PTC BUA transferred to scheme no. 2		

SRA/RC/PVT/0046/20211214/LOI.

	Total tenements for PTC in with amenities 88+05 = 93 nos.	
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4. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC
5. A registered undertaking from the Developer that till the clubbing PTC tenements are completely handed over to the SRA/SPPL or other Competent Authority and entire responsibility of handing over these clubbing PTC tenements will vest with the developers and also indemnifying the SRA & its staff from any litigations, damages, claims etc.
6. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
7. That all the conditions as mentioned in circular No. 209 issued u/no. झोपुप्रा/आयटी/कार्या-3/टेबल-5/272/2023 dated 01/08/2023 shall be complied by the Developer/ Architect.
8. That Developer shall submit registered agreement in respect of PTC tenements executed in favour of Slum Rehabilitation Authority before issue of sale further C.C.

If applicant /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,

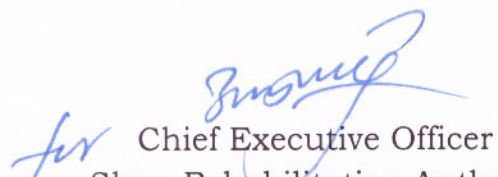


Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO(SRA) has approved this LOI)

Copy to:

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



Chief Executive Officer
Slum Rehabilitation Authority