



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2905/K-E/PL/LOI

Date: **26 SEP 2023**

1. **Licensed Surveyor:** Shri. Ashok R. Rane. of
M/s. Prathamesh Associates.
33/001, Ushakiran, Vaidehi Apartment,
Azad Nagar-II, Veera Desai Road,
Andheri, (W) Mumbai: 400 053.
2. **Developer** : M/S. Nexus Builders and Developers.
1115, 11th floor, Hubtown Viva, W. E.
Highway, Andheri (East),
Mumbai : 400060.
3. **Society** : Shree Saikrupa SRA CHS (prop.).
Village Bandivali, Jogeshwari (E),
Mumbai-400 060.

Sub.: Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No.254, 254/1 to 124 of Village Bandivali, at Caves Road, Jogeshwari (E), K/East Ward, Mumbai-400 060. **(S.R. Scheme no.2)**

Clubbed with

Proposed S.R scheme on non-slum plot bearing F.P no. 26 & 28 of TPS IV & IV-A of Village Vile Parle (E), Taluka Vile Parle, at Tejpal Road, Vile Parle East, Mumbai-400057 under Reg. 33 (11) of DCPR-2034, for "Mulji Mistry CHS Ltd". **(S.R. Scheme no.1)**

Ref. : SRA/ENG/2905/K-E/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 approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

All the condition mentioned in LOI u/no. SRA/ENG/2905/K-E/PL/LOI dt. 20/01/2021 will be same except condition No. 3 & new condition No. 42, 43 & 44 are added. The conditions modified are as below.

SRA/ENG/2905/K-E/PL/LOI

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 revised from time to time.

The Salient features of the scheme are as under :

| Sr. No. | Particulars | In Sq.mt |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1 | Area of plot considered for the scheme | 4796.20 |
| 2 | Deductions for | |
| i. | Road setback area under 13.40 mt. wide D. P. Road | 1347.84 |
| | Total Deductions | 1347.84 |
| 3 | Balance Area of Plot | 3448.36 |
| 4 | Total area for FSI computation | 4796.20 |
| 5 | Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR-2034 | 4.00/ sanctioned |
| 6 | Proposed built-up area of Rehab. | 8919.70 |
| 7 | Rehab Component | 11391.43 |
| 8 | Incentive factor | 1.15 |
| 9 | Incentive Sale Component (7 X 8) (11391.43 X 1.15) | 13100.14 |
| 10 | Total BUA permitted for project (6+9) | 22019.84 |
| 11 | Total FSI permitted for project | 4.591 |
| 12 | Total Sale BUA permissible | 13100.14 |
| 13 | Proposed PTC BUA of clubbing PTC tenements from S.R. Scheme-01 | 1885.18 |
| 14 | Sale BUA permissible after clubbing (i.e. 13100.14 - 1885.18 transferred to S.R. scheme no.1) | 11214.96 |
| 15 | Rehab built-up area | 8919.70 |
| 16 | Total BUA proposed in situ (13+14+15) | 22019.84 |
| 17 | Total FSI consumed in situ | 4.591 |
| 18 | TDR generated in the Scheme | Nil |
| 19 | No. of Tenements to be Rehabilitated Rehab unit -170 Commercial -08 Balwadi-02 Welfare Hall -02 Society Office -03 Library -02 Fitness Center - 02 Community Hall -01 | 178+ 12 amenity |
| 20 | Provisional PAP tenements (Resi.- 85 + 12 comm.) | 97 |
| 21 | PAP tenements | Nil |
| 22 | Clubbed PTC tenements from S.R. Scheme -01 | 47 |

42. That you shall hand over 47 nos. of clubbed PTC tenements transferred from subject S.R. Scheme no.1, each having carpet area of 27.88 sq. mtr. free of cost to the Slum Rehabilitation Authority/Competent Authority.

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

43. That the registered joint undertaking from both the Developer M/s. Zee Developers Pvt. Ltd. and M/s. Nexus Builders shall be submitted stating therein that the Partners/directors of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners/Directors of both the developer firms and also indemnifying the SRA & its staff from any litigations, damages, risk, accident, claims, etc. against the same.
44. That you shall submit the revised NOC from Railway Dept. before asking amended IOA to Composite Building.
45. That you shall take the cognizance of SRA Circular No. 209 & 210 dated 01/08/2023 and comply accordingly.

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 Development Control and Promotion Regulations-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

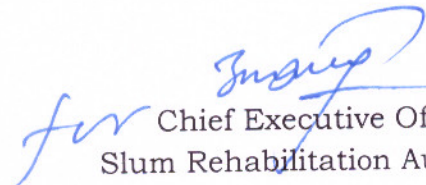


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector Mumbai City/Mumbai Suburban District.
2. Assistant Commissioner, "K/E" Ward, M.C.G.M.
3. Deputy Collector (SRA)
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.



Chief Executive Officer
Slum Rehabilitation Authority