



SLUM REHABILITATION AUTHORITY

No.: R-S/PVT/0088/20220719/LOI

Date: 27 MAR 2024

1. **Lic. Surveyor:** Shri. Jitendra B. Patel
of M/s. Aakar Architect & Consultants,
Ground floor, Satyanaryan commercial Centre,
Dayaldas Road, Vile Parle (East),
Mumbai- 57.
2. **Developer:** M/s. V City Builders and Developers LLP
10, Jai Ambe CO Op Hsg Society LTD.
3rd Liberty Garden, X Lane, Malad West,
Mumbai-400 064.

Sub: Revised LOI for 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.

Clubbing with

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 (Prop.)

Ref: R-S/PVT/0088/20220719/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 **Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the first Letter of Intent issued under even number dtd. 21/11/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition no. 3: The built up area for sale and PTC shall be as per the following scheme parameters.

The salient features of the scheme are as under:

Sr. No	Particulars	Area in Sq.mt.			
		1	Area of plot considered for the scheme	1371.40	
2	Deductions for Road setback area	93.25			
3	Amenity Open space	--			
4	Net Plot Area	1278.15			
5	Addition for Road setback area	93.25			
6	Total area for FSI computation	1371.40			
7	FSI permissible on Plot	4.00			
8	BUA Permissible on plot	Zonal 1.00	Free Sale 1.50	PTC 1.50	Total 4.00
		1371.40	2057.10	2057.10	5485.60
9	Proposed BUA under Reg. 33(11)	1371.40	2057.10 + 2057.10 From CTS No. 219 (pt.) of Village Magathane = 4114.20	2057.10 - 2057.10 to CTS No. 219 (pt.) of Village Magathane = Nil	5485.60
10	Total Sale BUA proposed	5485.60			

Additional Conditions:-

1. That you shall pay premium as unearned income at the rate of 40% of Sale of interchanged BUA of Sale component as per SRA policy.
2. That you shall submit revised NOC from CFO before further C.C. to the sale building.
3. That you shall submit revised NOC for parking layout before further C.C. to the sale building.

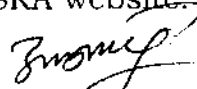
If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations - 2034 in the office of the undersigned within 90 days from receipt of this revised LOI.

Yours faithfully,

Sd-
Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "R/S" 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