



SLUM REHABILITATION AUTHORITY

No. P-N/STGOVT/0040/20220617/LOI

Date:

08 AUG 2023

Licensed Surveyor : Shri Santosh Zirmute of
M/s. Arch view Associates
46/2249, Suprabhat CHS, Gandhi Nagar,
Near MHADA, Bandra(E), Mum.51.

Developer : M/s. DGS Township Pvt. LTD.,
B/203, Raghunath Krupa,
Walawalkar Wadi,
Aarey Road Goregaon (E),
Mumbai-400 063.

Society : "Sahyog SRA CHS (Prop)"

Sub.: Revision of LOI by Clubbing of

- 1) Slum Rehabilitation Scheme on plot bearing CTS No. 355(pt.), 355/267 to 307, 355/352 to 356, 355/357 (pt), 355/411 to 443, 491 & 491/1 to 4, Village- Kurar, Taluka- Borivali, Kranti Nagar, Opp. Laxman Police Chowki, Malad (E), Mumbai 400 097 in P/N ward as per Reg. 33(10) of DCPR- 2034 for "Sahyog SRA CHS (Prop)". **(Now called as S.R. Scheme no.1)**

Already Clubbed with

- 2) Slum Rehabilitation Scheme on plot bearing CTS No. 2293/B, of village- Dahisar at Nensey Complex Bldg., Sant. Dnyaneshwar Road, Borivali (East), Mumbai 400 066 in R/N ward as per Reg. 33(11) of DCPR-2034. **(Now called as S.R. Scheme no.2).**

And now proposed Clubbing with

- 3) Proposed Slum Rehabilitation Scheme under Regulation 33(11) of DCPR-2034 on Non slum plot bearing C.T.S. No. 447 of village Kurar, Taluka - Borivali, at Kurar village road, Malad (E), Mumbai 400 097 in P/N ward of MCGM. **(Now called as S.R. Scheme no.3)**

And with

- 4) Proposed Slum Rehabilitation Scheme under Regulation 33(11) of DCPR-2034 on Non slum plot bearing C.T.S. No. 698/B of village Malad East, Taluka - Borivali, Goregaon-Mulund Link Road, Goregaon (E), Mumbai 400 063 in P/S ward. **(Now called as S.R. Scheme no.4)**

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on basis of documents submitted by applicant, and in continuation to earlier LOI dated 04/01/2023 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the condition mentioned in LOI u/no. P-N/STGOVT/0040/20220617/LOI Dtd. 04/01/2023 shall be complied with.
2. 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	Area in sq.mt.
1	Area of plot	5039.25
2	Deduction for	
	a) Setback area of Road	1174.27
	b) Play Ground (ROS1.4) Reservation	219.71
	c) Primary/Secondary School (RE 1.2) Reservation (1079.36/4)	269.81
	d) Municipal Maternity home + Municipal Staff Quarters (RH1.3 + RR1.1) (44.31/4)	11.07
	Total Deduction	1674.86
3	Net area of plot for computation of t/s. density.	3364.36
4	Addition for FSI	1674.86
5	Total Plot Area for FSI Purpose	5039.25
6	Permissible F.S.I.	4.00 or sanctioned FSI whichever more
7	BUA permissible	20157.00 or more
8	Rehab BUA	7667.32
9	Rehab passages & Amenity Area	2778.19
10	Rehab Component	10445.51
11	Sale Component (10 x Incentive BUA-1.15)	12012.34
12	BUA in lieu of buildable Primary/Secondary School reservation	1276.75
13	BUA in lieu of buildable Municipal Maternity home + Municipal Staff Quarters reservation	52.41
14	Total Sale BUA Permissible (11+12+13)	13341.50
15	Total BUA sanctioned for the project (8+14)	21008.82
16	Total FSI sanctioned for the project	4.169
17	Already clubbing PTC BUA transferred from S.R. Scheme no 2	6944.145
18	Clubbing PTC BUA transferred from S.R. Scheme no. 3	596.445
19	Clubbing PTC BUA transferred from S.R. Scheme	4288.65

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	no. 4	
20	Total PTC BUA transferred from S.R. Scheme no. 2, 3 & 4. (17+18+19)	11829.24
21	Total PTC BUA Proposed against Clubbing Scheme- 2, 3 & 4	11863.76
22	Excess sale BUA use for PTC (21-20)	34.52
23	Sale BUA permissible in-situ (After clubbing) (14-17-18-19-22)	1477.74 (13341.50 - less 6944.145 sale BUA shifted to Scheme-2 - 596.445 sale BUA shifted to Scheme-3 4288.65 sale BUA shifted to Scheme-4-less excess 34.52 sq. mtr sale is utilized for PTC)
24	No. of Rehab t/s. as per Reg. 33(10)	
	• Rehab Residential	187 nos.
	• Rehab Commercial	28 nos.
25	Provisional PAP tenements as against non-eligible tenements as per Cl. 3.12C	
	• Rehab Residential	22 Nos.
	• Rehab Commercial	09 Nos.
26	Amenities for rehab tenants under Reg. 33(10)	
	• Balwadi	01 no.
	• Welfare Centre	01 no.
	• Society Office	03 Nos.
	• Library	01 no.
	• Skill Dev. Centre	01 no.
27	Clubbing PTC tenements of S.R. Scheme-2 (including amenity)	163 Nos.
	Clubbing PTC tenements of S.R. Scheme- 3 (including amenity)	13 Nos.
	Clubbing PTC tenements of S.R. Scheme- 4 (including amenity)	104 Nos.

3. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
4. That the revised Layout shall be got approved before asking OCC to the Rehab building in S.R. Scheme under reference.
5. That you shall submit NOC from CFO before Further CC of Rehab building & plinth C.C. of Composite bldg.

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6. That you shall submit N.O.C from E.E. (T & C) for parking layout and N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking and Structural Stability Certificate from Registered Structural Engineer for Mechanical parking system before granting Further CC to the rehab building & Composite building in the layout.
7. That you shall submit register undertaking for not to misuse service floor proposed in rehab building before granting amended IOA.
8. That you shall submit NOC/remark from Electric supply Co. before further CC to Rehab Bldg. in the layout.
9. That you shall submit NOC from Dy. Che. (M & E) for Mechanical ventilation system before further CC to respective buildings in the layout.
10. That you shall pay balance installment of land premium at appropriate stages.
11. The PTC tenements shall be marked as PTC tenements on front door prominently. After completion of building PTC tenements shall be protect by the developer at his own cost till handing over to the concern authority.
12. That the developer shall handover the PTC tenements if any as per SRA circular no 190 and SRA policy in force.
13. The Developer shall pay Rs. 40,000/- per Rehab/PTC tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of Ready reckoner rate per sq.mt. to the Slum Rehabilitation Authority as decided by the Authority.

If applicant Society/ Developer/ L.S. are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the modified D.C.P.R of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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

for *Signature*
Chief Executive Officer
Slum Rehabilitation Authority