



SLUM REHABILITATION AUTHORITY

No: N/PVT/0106/20220718/LOI

Date: 08 NOV 2022

To,

Developer,

Macrotech Developers Limited
LodhaExcelus,
N. M. Joshi Marg, Mahalaxmi,
Mumbai-400 011.

To,

Licensed Surveyor,

Shri. Shashikant L. Jadhav of M/s. Spaceage Consultants.
B-106, Natraj Building, Shiv Shrushti Complex,
Mulund-Goregaon Link Road,
Mulund(W) Mumbai-400 080.

Subject: Approval for Revised LOI for Permanent Transit Camp (PTC) Scheme as per Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. Nos. 67(pt.), 67A, 67/1 to 67/5, 67/9 to 67/18, 67/22 to 25, 67/29 to 39 & 67/41 of Village Vikroli, Talukakurla, "N" ward of BMC at L. B. S. Road, Vikroli (West), Mumbai- 400079.

Gentleman,

With reference to the above mentioned Permanent Transit Camp (PTC) Scheme and on the basis of documents submitted by applicant, this office is pleased to inform you that this Revised Letter of Intent (LOI) is considered and principally approved the permissible FSI of 4.00 (Four point zero) shall be allowed to be consumed on the plot subject to the following conditions.

All the conditions of fresh LOI issued U/No.N/PVT/0106/20220718/LOI dated 02/08/2022 are applicable except modified conditions 1, 4, 9 & 46 as below and deleted conditions Nos. 49, 55, 56 and additional conditions 57 to 62. Also this Revised LOI supersedes earlier approved Revised LOI dt. 03/03/2023.

1. That you shall hand over 1022 numbers of residential PTC tenementseach of having carpet area 27.88 sq. mt to the Slum Rehabilitation Authority, free of cost.

4. That the PTC Tenements component of scheme shall include.

| | |
|-------------------------|-----------|
| Residential | 1022 Nos. |
| Balwadi | 05 Nos. |
| Welfare Centre | 05 Nos. |
| Health care Centre | 05 Nos. |
| Skill developmentCentre | 05 Nos. |
| Society Office | 10 Nos. |
| Community Hall | 01 No. |

And the said tenements shall be handed over to SRA for specific purpose only.

9. That you shall restrict the built up area meant for sale in the open market and built up area for PTC Tenements as per the scheme parameters as per the statement given below:

| Sr. no. | Particulars | Area (Sq.mtr.) |
|---------|--|----------------|
| 1 | Plot area | 34,504.09 |
| 2 | Deduction | |
| | (a)Road set back | Nil |
| | (b)Reservation of Day Care Center to be carved out | 146.13 |
| 3 | Balance plot area (1 - 2) for Reg. 33(11) | 34,357.96 |
| 4 | Add. for F.S.I. | Nil |
| 5 | Amenity area | |
| a | (a) AOS to be handed over as per 14(B) for CTS no. 67A (10% of 2981.40sq.mt. = 298.14sq.mt. - 146.13sq.mt. = 152.01sq.mt.) | 152.01 |
| b | (b)AOS to be handed over as per 14(B) proportionately for (4,595.36 sq.mt.) | 4,595.36 |

| | | | | | |
|----|--|------------------|----------------------|----------------|------------------|
| 6 | Total AOS to be handed over (5a + 5b) | 4747.37 | | | |
| 7 | Plot area for FSI (3 - 6) | 29,610.59 | | | |
| 8 | Permissible FSI | 4.00 | | | |
| 9 | Total BUA permissible (7 x 8) | 1,18,442.36 | | | |
| 10 | Zonal FSI | 29,610.59 | | | |
| 11 | Permissible BUA for PTC = (Total permissible BUA - Zonal FSI) = i.e. (40077.64 - 10019.41)/2 | 44,415.89 | | | |
| 12 | Maximum permissible FSI | Zonal FSI | Incentive FSI | PTC FSI | Total FSI |
| 13 | Maximum permissible BUA | 29,610.59 | 44,415.89 | 44,415.89 | 1,18,442.36 |
| 14 | Proposed BUA | 29,551.53 | 44,415.89 | 44,474.94 | 1,18,442.36 |
| 15 | No. of PTC tenements proposed | | | | |
| | a) Residential | | | 1022 | 1022 |
| | b) Commercial | | | ---- | ---- |
| | c) Society office | | | 10 | 10 |
| | d) Balwadi | ---- | ---- | 05 | 05 |
| | e) Welfare Center | ---- | ---- | 05 | 05 |
| | f) Health care Center | ---- | ---- | 05 | 05 |
| | g) Skill development Center | ---- | ---- | 05 | 05 |
| | h) Community Hall | ---- | ---- | 01 | 01 |
| | Total | ---- | ---- | 1,053 | 1,053 |

46. That developer shall provide 12.00 mtr. wide internal road on South side of the plot touching plot boundary which is leading from 30.50 mtr. wide existing L. B. S. road, for manoeuvring of plot kept in abeyance.

57. That you shall submit correction in P. R. card as per Consent Decree & order passed by Hon'ble High Court in Case No. 379/1167, for area interchanged for C.T.S. Nos, 7 & C.T.S. No. 67 of village Vikroli of Survey No. 55 & 57 within 3 month period time.

58. As per orders from Collector, Mumbai Suburban District, rectification in C.T.S. boundaries of C.T.S. Nos. 7 & 67 is to be got done & submitted the same within 3 month period time.

59. That you shall vacate Lien of BMC and entry of mortgagee on P. R. Card of C.T.S. No. 67 of village Vikroli, Talukakurlawithin 3 month period time.

60. That you shall submit revised NOC from Airports Authority of India (AAI)/Civil Aviation Authority before asking further C.C. beyond limit of 83.77 mtr. height.

61. That you shall submit Revised NOC from M.O.E. & F. before granting further C.C. to any building in the layout beyond limit of total construction as approved in earlier NOC from M.O.E. & F.

62. That you shall submit NOC from Ch.E.(M. & E.) for AVS proposed in respective buildings.

If applicant Developer/Licensed Surveyor 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,

sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "N" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM.
4. I.T. Section (SRA), to publish this Revised LOI on SRA website.

for *Imaney*
Chief Executive Officer
Slum Rehabilitation Authority