



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2801/PS/PL/LOI

Date: 10 SEP 2020

1. **Architect** : M/s. Pagnis & Pagnis,
101, Om Swami Aanand,
1st Floor, D.L. Vaidya Marg,
Dadar, Mumbai- 400 028.
2. **Developer:** M/s. Goregaon Electrical Industries LLP,
Ram Mandir Road, Behind Sejal Kajal Apt.,
Goregaon (W), Mumbai – 400 104.
3. **Society** : New Nav Shakti SRA C.H.S. (Ltd.) &
Shree Nav Shakti SRA CHS (Prop).
C.T.S No. 92, 93, 94, 95, 96, & 97 of Village
Goregaon, Taluka Borivali, P/S Ward, Goregaon
(West), Mumbai.

Sub: Revised LOI for conversion as per DCPR-2034 of S.R. Scheme on plot bearing C.T.S No. 92, 93, 94, 95, 96, & 97 of Village Goregaon, Taluka Borivali, P/S Ward, Goregaon (West), Mumbai Known as New Nav Shakti SRA C.H.S. (Ltd.) & Shree Nav Shakti SRA CHS (Prop)

Ref: SRA/ ENG/2801/PS/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 in principle approval to the scheme in the form of this Revised **Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ ENG/2801/PS/PL/LOI dtd. 26/10/2016 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 4:- 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	As per last LOI dtd. 26/10/16 under DCR, 1991		Parameter as per DCPR, 2034		Total Area in Sq. Mt.
		Slum Area (in Sq. Mt.)	Non-Slum Area in (Sq. Mt.)	Slum Area (in Sq. Mt.)	Non-Slum Area in (Sq. Mt.)	
1	Area of plot considered for the scheme	915.500	3196.538	1638.98	3196.538	4835.518
2	Deductions for					
(a)	D.P. Road setback area	11.305	-	31.328	-	31.328
3.	Balance Plot Area for tenement density	904.195	3196.538	1607.652	3196.538	4804.190
	Deduction for Recreation Gr.as per Rule no. 13.3.1		479.481			
4	Plot area for FSI computation	904.195	2717.057	1638.98	3196.538	4835.518
5	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034	3.00	1.00	4.00 or up to sanctioned FSI	1.00	
6	Total BUA considering 4 FSI (4X5)	2746.500	2717.057	6555.92	3196.538	9752.458
	TDR a 50% as per DCR 32				0.5	
	b Road Width TDR				1.00	
	TDR Permissible				1.50	
	Permissible Floor Area for TDR				4794.807	
	Total Permissible Floor Area			6555.92	7991.35	14547.27
7 (a)	Proposed built-up area of Rehab as per DCR-1991	1328.043		-		
8	Area of Amenities including passage	370.256		-		
9	Rehab Component as per DCR-1991 (7+8)	1698.30		-		

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10		Sale Component 1:1	1698.30		-		
11	(b)	Proposed built-up area of Rehab as per DCPR-2034	--		4458.99		4458.99
12		Area of Amenities including passage	--		963.038		
13		Rehab Component as per DCPR-2034	--		5422.028		5422.028
14		Sale Component 1:1	--		5422.028		5422.028
15	(c)	Total Sale BUA permissible in situ (10+14)	1698.30		5422.028		
16		Total sale BUA proposed to be consumed in situ	1698.30		5422.028	7991.35	13413.378
17		Total BUA sanctioned for the project (7a+10+11b+14)	3026.343		9881.018	7991.35	17872.368
18		FSI sanction for the scheme	3.305		6.029	2.5	
19		Total BUA proposed to be consumed in situ	3026.343				17872.368
20		Total FSI consumed in situ	3.89		6.029		
21		Spill over slum TDR generated in scheme	279.843		Nil		
22		No. of eligible t/s to be Rehabilitated	18		99		
23		Provisional PAP	--		45		
24		PAP	28		Nil		
25		Amenities:					
		Balwadi	01		01		
		Welfare Center	01		01		
		Skill development center	--		01		
		Library	--		01		
		Society Office	01		02		

Condition No. 9: The developer shall pay 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of developed land rate as per ASR to the slum rehabilitation Authority.

Additional Conditions:-

1. That you shall hand over balance provisional PAP to Estate Department (SRA) as per the SRA Circular no. 190 u/no. SRA/ADMIN/DESK-1/T-2/2020/664 dated 16.01.2020 with within 30 days from the date of issuance of Occupation Certificate. Till time further permission/approval for sale component shall be withheld.
2. That you shall submit NOC from E.E.(T&C) for parking layout before further C.C. to respective building.
3. That you shall submit NOC from Ch.E. (M&E) for artificial light & ventilation before further C.C. to respective building.
4. That you shall submit CFO NOC before further C.C. to respective building.
5. That you shall submit NOC from the Electric Supply Co. for planning and location of electric sub-station before further C.C. to respective building.
6. That you shall submit NOC from MOEF Dept. before asking Further C.C. beyond 20000 Sq. Mt. to Building
7. That you shall submit Registered Undertaking stating therein that, you will not misuse Mechanical parking systems & also indemnify SRA and its staff from the buyers/society members that they will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future.
8. That you shall submit Registered Undertaking stating that constructed fitness centre shall be handed over to proposed Co-operative Housing Society/Apartment owners Association & in turn shall ensure the handing over or occupation.
9. That all the condition mentioned in the circular issued by GOM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.
10. That you shall revise scheme parameters considering tenements as per Scrutiny sheet from Dy. Collector (SRA) before OC to rehab buildings

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 sanctioned DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully


for Chief Executive Officer
Slum Rehabilitation Authority

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