SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI

No.: SRA/ENG/2821/PN/STGL/LOI
Date: 16 AUG 2024

1. **Architect** : Shri. Vishwas Satodia
101/B-wing, 1st floor,
Crescent Nexus Building, Kolivary Village-Road, Off SCLR, Kalina, Santacruz (E),
Mumbai-400098.

2. **Developer** : M/s. Poonam Housecon Pvt. Ltd.
501, 5th floor, Office-2, Shah Trade Center,
Rani Sati Marg, Malad (E), Mumbai-400 097.

3. **Society** : "Ekta SRA CHS Ltd.

Sub.: Issue of Revised LOI- For proposed S.R. Scheme on plot bearing CTS No. 581A/3B/1(pt), 581A/3B/1/1 to 9 of village Malad (E), Taluka-Borivali, M.S.D. at Rani Sati Marg, Malad (East), Mumbai for "Ekta SRA CHS Ltd. as per Reg. 33(10) of DCPR-2034.

Ref.: LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 20/07/2019.

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued dated 20/07/2019, this office is pleased to issue in principal approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. That all the conditions of LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 20/07/2019 shall continue and shall be complied at appropriate stages.
2. This LOI supersedes earlier LOI u/no. SRA/ENG/2821/PN/STGL/LOI dated 01/11/2021.

   Following are the modified/additional conditions:
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 got revised from time to time.

- **Revised scheme parameters:**

Sr. No	Description	Area (In sq. mtr.)
1	Plot area	3807.80
1a	Less- Area of plot not in possession	14.42
	Balance plot	3793.38
2	Deduction for	
	a) Setback area of D.P. Roads	139.42
3	Balance plot area	3653.96
4	Net area of plot for computation of T/S density.	3653.96
5	Addition for FSI	139.42
6	Total Plot Area for FSI Purpose	3793.38
7	Permissible F.S.I.	3.00 or sanctioned FSI whichever more
8	BUA permissible	11380.14 or more
9	Rehab BUA	7873.85
10	Rehab passages & Amenity Area	1326.69
11	Rehab Component	9200.54
12	Sale Component (11 x Incentive BUA-1.00)	9200.54
13	Total BUA sanctioned for the project	17074.39
14	Total BUA sanctioned for the project	4.50
15	Sale BUA permissible in-situ	9200.54
16	No. of Rehab t/s. as per Reg. 33(10)	
	i) Rehab Residential	124 nos.
	ii) Rehab Resi. cum Com. (R/C)	01 no.
	iii) Rehab Commercial	45 nos.
17	Provisional PAP tenements as against non-eligible tenements i) Rehab Residential	03 nos.
	ii) Rehab Resi. cum Com. (R/C)	-
	iii) Rehab Commercial	-
18	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	77 nos.
19	• Balwadi	01 no.
	• Welfare Center	01 no.
	• Society Office	02 no.
	• Skill Development Center	01 no.
	• Library	01 no.
20	A) BUA of buildable reservation	-
	B) Area of non-buildable reservation i) Setback of D.P. Road	139.42

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

Yours faithfully,

for Chief Executive Officer
(Slum Rehabilitation Authority)
Brihanmumbai

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