SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1487/HW/PL/LOI
Date: 26 OCT 2023

1. **Architect** : M/s. Ken assist of Shri Sachin Jadhav
36/1930, Shree Shradha C.H.S. Gr. Floor,
W.E. Highway Service Road, Bandra East),
Mumbai – 400 051.

2. **Developer** : M/s. Shiv Sai Developer
608, Suchita Business Park, Y.S.Jadhav Marg,
Patel Chowk, Ghatkopar (East), Mumbai – 400 077.

3. **Society** : Sarvodaya (SRA) Co-op. Housing Society Ltd.

Subject : **Scheme-I :** Revised LOI for Proposed S. R. Scheme under Reg. of DCPR, 2034 on plot bearing C.T.S. No. F/1533, F. P. No. 578 of TPS-III of Village Bandra-F, situated at 5th Road, Bandra (West), H/W ward, Mumbai 40052, for, "Sarvoday SRA CHSL."

Clubbed with

Scheme-II : Proposed S.R. scheme on plot bearing C.T.S No., E/128, F.P. No. 663 of TPS-III, of Village Bandra-E, situated at Ambedkar Road, Bandra (West), H/W ward, Mumbai 400052, for, "Nikhar SRA CHSL."

Ref. : SRA/ENG/1487/HW/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** by clubbed both schemes subject to this **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/921/HW/PL/LOI dtd. 10/05/2023 and conditions mentioned therein will be continued, only the following conditions stands modified as under;

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure – II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 03 (Three) months. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2269125800 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

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Condition No. 3 read as Modified Condition :

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.

The salient features of the scheme are as under;

Sr. No.	Description	Proposed parameters as per Reg. 9(6)(a) of DCPR, 2034
		Sarvodaya SRA CHSL
		Area (in sq.mt.)
1.	Gross plot area for S.R. Scheme	710.70
2.	Total Deduction for	
(i)	Non- Buildable reservation (if any)	--
(ii)	Road set-back area	--
(iii)	Existing reservation area (Municipal Chowky) (20%)	142.67
(iii)	Total (i + ii + iii)	142.67
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034	568.03
4.	Less deductible Reservation, if applicable.	--
5.	Net area of plot as per clause 3.12 of 33(10) of DCPR 2034.	568.03
6.	Addition for FSI purpose (as per DCR,1991)	142.67
7.	Total plot area for FSI purpose	710.70
8.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00/ sanctioned
8a	Incentive FSI : 1:0.90 i.e. upto 0.40 Ha. in Sarvodaya & Nikhar SRA CHS Ltd.	1:0.90
9.	Total max. BUA permissible on the plot	2132.10
10.	Rehab Built up area (excluding areas under staircase & common passage)	1567.75 (48) + 1206.94 (37) = **2774.69**
11.	Common passage & Amenity area	551.01 + 424.76 975.77
12.	Rehabilitation Component (10 + 11)	2118.76 +1631.70 **3750.46**
13.	Permissible Sale Component (12e x 0.90)	1906.88 +1468.53 **3375.41**
14.	Total BUA sanctioned for the Scheme (10 + 13)	3474.63 +2675.47 6150.10
15.	Total FSI sanctioned for the scheme (14/7)	8.65
16.	Sale BUA proposed in-situ	3375.41 -1915.73 **1459.68**
17.	Total Sale BUA+ Constructed BUA Amenity in AR proposed to be consumed in-situ	**1459.68 + 30.32 = 1490.00**
18.	Permissible in-situ sale fungible	1490.00 x 35% = 521.50
19.	Proposed in-situ sale fungible	521.49
20.	Proposed Sale BUA/ FSI consumed in-situ with fungible (17+19)	**2011.49**
21.	Spill over TDR generated in the scheme	--

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Sr. No.	Description	Proposed parameters as per Reg. 9(6)(a) of DCPR, 2034
		Sarvodaya SRA CHSL
		Area (in sq.mt.)
22.	No. of Eligible slum dwellers to be accommodated in scheme.	**13 + 47 = 60 Nos.**
23.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	**(+) 23 Nos.–**
24.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034.	**(01 + 01) 02 Nos.** (02 Resi.)

4. Conditions mentioned in previous LOI shall prevail.

5. That you shall be binding by the provision of circular no. 209 & 210 and have to comply.

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 & Promotion Regulation (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 Revised LOI.

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