



## SLUM REHABILITATION AUTHORITY

SRA/ DDTP/0024/KE/PL/LOI

Date: **27 NOV 2017**

To,

1. **Architect** : Shri. K. Zaman of  
M/s. Adam Air Architect.  
14/B, Bindiya CHS.  
51, Hill Road, Bandra (W),  
Mumbai - 400 050.
2. **Developer** : M/s. S. K. Enterprises.  
Gr. Floor, Shri Krishna Apartment CHS  
Ltd., 10, Caves Road, Jogeshwari (East),  
Mumbai - 400 060
3. **Society** : "Swapnapurti SRA CHS (Prop)."  
84, 84/1 to 50, 10, Caves Road  
Jogeshwari (East). Mumbai

**Sub:** Proposed revision of LOI for Slum Rehabilitation scheme on plot bearing C.T.S. No. 84, 84/1 to 50 of village Majas, Jogeshwari (East). Mumbai. "K-East" Ward.

**Ref:** SRA/ DDTP/0024/KE/PL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 84, 84/1 to 50 of village Majas, Jogeshwari (East). Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI of 4.26 (Four point two six)** for slum plot and **1.00** (One Point Zero Zero) for non slum plot in accordance with provision of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of which maximum FSI of **4.00** for slum plot as per Govt. Government Notification No. TPB-4316/46/CR-106/2016/UD-11 dated 1st October 2016 and zonal FSI of **1.00** for non slum plot + **0.90** TDR + **0.50** Additional FSI as per Govt. Notification No. TPS-1813/3067/CR-122/MCORP/12/UD-13 dtd. 16/11/2016, Govt. Notification No. TPB-4312/263/CR-77/2013/UD-11 dated 4th December 2015 shall be allowed to be consumed on the plot, subject to the following conditions:

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

*Anant Kanekar*  
22/11/17  
*[Signature]*  
SE. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

*[Signature]*  
22/11/17  
Executive Engineer  
Slum Rehabilitation Authority

**SRA/DDTP/0024/KE/PL/LOI**

1. That all condition of LOI under no. SRA/DDTP/0024/KE/PL/LOI dtd. 19/05/2011 Shall continue and shall be complied at appropriate at stage.
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.

Sr. No.	Description	Revised LOI as per approved dated 19/05/2011			As per Revised LOI		
		Slum area (Sq.Mtr.)	Non Slum area (Sq. Mtr.)	Total (Sq. mt.)	Slum area (Sq.Mtr.)	Non Slum area (Sq. Mtr.)	Total (Sq. mt.)
1	Total area of plot	813.00	1372.50	2185.50	813.00	1372.50	2185.50
2	Deduct : (a) D. P. Road	--	--	--	--	--	--
	(b) Setback	573.00	--	573.00	573.00	--	573.00
3	Net Area of Plot (1-2)	240.00	1372.50	1612.50	240.00	1372.50	1612.50
4	Deduction for 15% RG (If Applicable)	Nil	Nil	--	Nil	Nil	--
5	Net plot area for computation of T/s density	240.00	1372.50	1612.50	240.00	1372.50	1612.50
6	Addition for FSI Purpose 2 (b) above 100%	573.00	--	573.00	573.00	--	573.00
7.	Total Plot area for FSI purpose	813.00.	1372.50	2185.50	813.00	1372.50	2185.50
8	Max. FSI permissible on plot	3.00	1.00	--	4.00	1.00	--
9	Max BUA permissible	2439.00.	1372.50	3811.50	3252.00	1372.50	4624.50
10	Rehab built-up area (Excluding areas under staircase & Common passage)	979.39	--	979.39	1587.06	--	1587.06
11	Common Passage area	78.98	-	78.98	214.41	-	214.41
12	Amenity Structure	72.56		72.56	72.56		72.56
13	Rehab Component (10+11+12)	1130.93	--	1130.93	1874.03	--	1874.03
14	Sale Component (13) above	1130.93	--	1130.93	1874.03	--	1874.03
15	Total BUA approved for Scheme (14+10)	2110.32	1372.50	3482.82	3461.09	1372.50	4833.59
16.	Total FSI Sanctioned for the scheme (15/7)	2.596	1.00	--	4.26	1.00	--

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7	Sale BUA permissible in situ (9-10)	130.93	1372.50	2503.43	1664.94	1372.50	3037.44
18	Construction TDR released (13-17)	--	--	--	209.09	--	209.09
19	Total BUA proposed to be consumed in situ (10 + 17)	--	--	--	3252.00	1372.50	4624.50
20	FSI proposed to be consumed in situ (20/7).	--	--	--	4.00	1.00	--
21	TDR Generated in scheme (15-18).	--	--	--	209.09	--	209.09
22	No of slum dwellers to be accommodated. (24 Res, Com-19 = 43 nos.) 01 No. Balwadi 01 No. Wel. Centre 01 No. Society Office	42 nos.	--	42 nos.	43 Nos.	--	43 nos.
23	Road set back area to be handed over to MCGM free of cost.	573.00	--	573.00	573.00	--	573.00
24	TDR 90% of Gross plot area (1372.50 x 90%)	--	--	--	--	1235.25	1235.25
25	Additional FSI 50% (1372.50 x 50%)	--	--	--	--	686.25	686.25
26	Total (24+25)	--	--	--	--	1921.50	1921.50
27	Total Sale permissible(17 + 26)	--	--	--	--	--	4958.94

3. As per Circular No. 129, amenity tenement i.e. Balwadi/Balwadis shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011.
4. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
5. That you shall pay Rs. 10/- (Rupees Ten Only) per sq. feet of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area etc. for the Structural Audit as per circular No. 138 before issue of Occupation Certificate of rehab building.

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6. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 dtd. 01.08.2012 before O.C.C to Rehab Building / Composite Building.
7. That the Rehab / Composite building shall be constructed as per specification of relevant I. S Codes, N. B. C in force and the specifications for Quality Control Measures of SRA Rehab Building prescribed by SRA (A copy of which is enclosed).

If applicant Society / Developer / Architect are agreeable to all these conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the modified D. C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

*Secretary*  
27/11/11  
*[Signature]*  
S.E. (S.R.A.) A.E. (S.R.A.)

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

*[Signature]*  
27/11  
Chief Executive Officer  
Slum Rehabilitation Authority

(Hon.CEO(SRA) has signed the Revised LOI on dated 30/06/2017)

**Copy to:**

1. Municipal Commissioner, M.C.G.M.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K-East" Ward, M. C. G. M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA).
6. H.E. of MCGM.
7. I.T. (SRA)

Yours faithfully,

*Secretary*  
27/11/11  
*[Signature]*  
S.E. (S.R.A.) A.E. (S.R.A.)

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

*[Signature]*  
27/11  
Chief Executive Officer  
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