

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/866/L/MHL/LOI

Date: **18 JAN 2021**

1. **Architect** : Shri. Bhoira Abdul Wahab,
of M/s. Oasis Consultants,
6, Sonawala Compound,
Opp. Shreeji Cement,
Mori Road, Mahim(W),
Mumbai-400 016.
2. **Developer** : M/s. A.A Property Developers,
6, Gulam Nabi Manzil,
2nd Hasanabad lane,
Santacruz (W), Mumbai-400 054.
3. **Society** : Dhamma Seva SRA CHS Ltd. &
Fatimabee SRA CHS Ltd.

Sub: Conversion LOI of proposed Slum Rehabilitation Scheme from DCR 1991 to DCPR 2034 implemented on land bearing C.T.S. No. 6 (pt) & 7(pt) of Village Kurla, Mumbai Suburban District, at S.G Barve Marg, Kurla (E), Mumbai-400 024, in 'L' Ward of MCGM, for "SRA Dhamma Seva CHS Ltd." & "Fatimabee SRA CHS (prop)".

Ref: Earlier LOI issued u/no. SRA/ENG/866/L/MHL/LOI dtd. 02/04/2004 & Revised LOI dtd. 06/05/2011, 09/07/2012, 06/01/2020 & 15/09/2020.

Gentleman,

With reference to the above mentioned slum Rehabilitation Scheme on on land bearing C.T.S. No. 6 (pt) & 7(pt) of Village Kurla, Mumbai Suburban District, at S.G Barve Marg, Kurla (E), Mumbai, this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of 6.970 (Six Point Nine Seven Zero only) in accordance with provisions of Reg. 33(10) of DCPR 2034 and 6.557(Six Point Five Five Seven only) allowed to be consumed on the plot, subject to the following conditions.

This Revised LOI is issued in continuation of earlier Revised LOI issued under even number dated 02/04/2004 & Revised LOI dtd. 06/05/2011, 09/07/2012, 06/01/2020 & 15/09/2020 stands modified with respect to 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 E-mail : info@sra.gov.in

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19. The built up area for sale and rehabilitation shall be as per showing 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 Revised LOI dated 15/09/2020	Now proposed	Remarks
1.	Gross area of plot	5391.90	5391.90	--
2.	Area of plot for FSI	5391.90	5391.90	--
3.	Deduction for			--
	a) Road Setback area	1621.63	1621.63	--
	b) Parking Lot	184.18	184.18	--
	c) BEST Bus Station	130.02	130.02	--
	d) Total (a to c)	1935.83	1935.83	--
4.	Balance area of plot	3456.07	3456.07	--
5.	Deduction for 15% RG (if applicable)	Nil	Nil	--
6.	Net area of plot for computation of t/s density	3456.07	3456.07	--
7.	Addition for FSI purpose			--
	a) Road Setback area,	--	--	--
	b) Parking Lot	--	--	--
	c) BEST Bus Station	--	--	--
	Total (a to c)	--	--	--
8.	Total plot area for FSI purpose	3456.07	3456.07	--
9.	In-situ FSI permissible on plot	4.00 or sanctioned whichever is higher	4.00 or sanctioned whichever is higher	--
10.	Total in-situ BUA permissible on plot	13824.28	13824.28	--
11.	Rehab Built up area (excluding areas under staircase & common passage & amenities)	9351.56	9352.54	Minutely increased
12.	Rehab BUA under common passages & amenities	2076.42	2133.22	Minutely increased
13.	Rehabilitation Component (8+9)	11427.98	11485.76	Minutely increased
14.	Sale Component	As under	As under	As under
a)	In lieu of Rehab Component	13142.18	13208.62	Minutely increased
b)	In lieu of Best Bus facilities	707.06	707.06	--
c)	In lieu of Parking Lot	822.46	822.46	--
d)	Total of 14(a) to 14(c)	14671.70	14738.14	Minutely increased
15.	Total BUA approved for the Scheme	24023.26	24090.68	Minutely increased
16.	Total FSI sanctioned for the scheme	6.951	6.970	Minutely increased
17.	In-situ sale BUA proposed on site	14671.70	9816.35	--

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18.	Total in-situ BUA permissible on plot	22663.26	19168.89	Minutely increased
19.	In-situ FSI permissible on plot	6.557	5.546	Minutely increased
20.	Spill Over TDR generated in the scheme	--	4921.79	Increased
21.	TDR released earlier vide letter u/n. TDR/SRP/ ES/L-17 Ward Phase-I dated 28/03/2013.	1360.00	1360.00	--
22.	Balance TDR yet to be released	--	3561.79	Increased
23.	No. of slum dwellers to be accommodated	342 Nos.	342 Nos.	--
24.	No. of provisional PAP tenements in the Scheme	13 Nos.	13 Nos.	--

If applicant Society/ Developer/ Architect are agreeable to all these above conditions, you may submit proposal for approval of plans separately for each building, in conformity with the modified DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

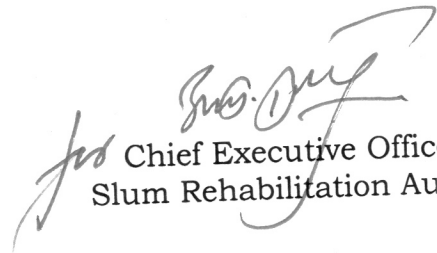
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. The Municipal Commissioner, M.C.G.M.,
2. Chief Engineer, Development Plan, M.C.G.M.,
3. I.T. Section (SRA) to publish this LOI on SRA's website & report compliance.


Chief Executive Officer
Slum Rehabilitation Authority