



SLUM REHABILITATION AUTHORITY

No.: L/PVT/0077/20181206/LOI

Date: **17 JAN 2022**

- 1. Architect** M/s. Aspire Architect & Consultant
B/1003, Sant Tukaram CHS,
Opp-W.E. Highway, Near Teachers Colony,
Bandra (East) Mumbai 400 050.
- 2. Developer** M/s. Siddheshwar Constructions Company
Shop no.06, Aditya Heritage Bldg.
V.N.Purav Marg, Sion-Chhunabhatti,
Mumbai 400 022.
- 3. Society** "Shree Krishna Kunj SRA CHS (Prop.)".
C.T.S. Nos. 576, 576/1 to 15, 578, 578/1 to 11,
579, 579/1 to 15, 580 of village Kurla-3 at Patil
Gulli, V.N. Purav Marg, Mumbai 400 022 for,
"Shree Krishna Kunj SRA CHS (Prop.)".

Sub: Issue Revised LOI - Proposed Slum Rehabilitation Scheme under Reg. 33 (10) & Reg. 30 with Cl. 7.1 of DCPR 2034 on slum & non slum plot bearing CTS Nos 576, 576/1 to 15, 578, 578/1 to 11, 579, 579/1 to 15, 580 of village Kurla-3 at Patil Gulli, V.N. Purav Marg, Mumbai 400 022 for, "Shree Krishna Kunj SRA CHS (Prop.)".

Ref : L/PVT/0077/20181206/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.

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 in continuation with earlier LOI u/no. L/PVT/0077/20181206/LOI dtd. 12/11/2020 all the Conditions mentioned in earlier LOI shall be complied with.
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.

L/PVT/0077/20181206/LOI

The salient features of the scheme are as under:.

Sr. No.	Description	Parameters	
		Approved scheme parameters as per DCPR 2034 (area in sqm.)	
		Slum	Non Slum
1.	Area of Plot	1767.50	395.50
2.	Deduction for		
	a) Road Set back area	257.51	106.49
	b) Any reservation (192.15/4)	nil	nil
	Total deduction {a + b}	257.51	106.49
3.	Balance area of plot	1509.99	289.01
4.	Deduction for POS as per Reg. 14 (if any)	nil	nil
5.	Net area of plot	1509.99	289.01
6.	Addition for FSI purpose	--	--
7.	2a) 100% (set-back)		289.01
8.	2b) 100%	257.51	106.49 x 2 = 212.98 *
9.	Total area		289.01 x 1.20 = 346.81
10.	FSI permissible	Restricted to sanctioned FSI	Zonal 1.00 + 0.50 Add. FSI + 0.70 TDR
11.	Permissible floor area	7070.00	848.79
12.	Land rate (Rs. /-per sqm)	Rs.47,610/-	--
13.	Construction cost (Rs. /-per sqm)	Rs.30,250/-	--
14.	Basic ratio	1.57	--
15.	Incentive FSI	1.10	--
16.	Rehab BUA	4235.52	--
17.	Area covered under Balwadi, Welfare Centre, Society office other (Amenities) & Com. passage	823.68	--
18.	Total Rehab component	5059.20	--
19.	Permissible Sale BUA (18 x 15)	5565.12	848.79
20.	Built up area permissible on plot (16+19)	9800.64	848.79
21.	Total Built up area proposed on plot (16+20)	9800.64	848.79
22.	Sale BUA proposed on plot		848.79
	i. Residential	5295.39	
	ii. Commercial;	269.73	
23.	TDR generated on slum plot	nil	nil
24.	F.S.I. Sanctioned 21/1	5.54	2.20
25.	Eligible Rehab Tenements		72 Nos.
	Provisional PAP (non eligible +Undecided)		57 Nos.
	Nos. of PAP generated in scheme		---
	Total		129 nos.

* Note : Subject to purchase of TDR/ payment of premium.

L/PVT/0077/20181206/LOI

4. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
5. That the developer shall submit the certified Annexure-II for Non-Eligible tenements as provisional PAP's before asking OCC Sale Wing for Composite Bldg. u/ref.
6. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.
7. That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) NOC from E.E. (M & E) before asking Further CC building under reference.

Yours faithfully,

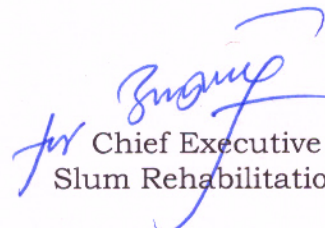


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "L" Ward, M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority