

## SLUM REHABILITATION AUTHORITY

No. SRA / ENG / 1614/N/STGL / LOI

Date: 1 JUL 2021

- 1. Architect :** Miss. Shweta Manchekar  
A/603, Jinay CHS, Charkop Sector no.8,  
Kandivali (West) , Mumbai 400 067.
- 2. Developer :** M/s. K.K. Constructions,  
Mira Bell CHS, 2<sup>nd</sup> Floor, Flat No.12,  
Linking Road, beside National College,  
Above Scandal Shoes, Bandra (West),  
Mumbai 400 050.
- 3. Society :** Dr. Ambedkar Nagar (SRA) CHS.  
Nari Seva Sadan Road,  
Ghatkoper (West), Mumbai 400 086.
- Sub :** Revised LOI for the S.R. Scheme on plot bearing C.T.S.  
No.174/ A(pt), of village Kirol, Situated at Nari Seva Sadan  
Road, Ghatkoper (West), Mumbai 400 086 for Dr. Ambedkar  
Nagar” SRA CHS Ltd
- Ref :** SRA/ENG/1614/N/STGL/LOI

**Gentleman,**

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 174/A(pt) of Village Kirol, Nari Seva Sadan Road, Ghatkoper (West), Mumbai 400 086, this office is pleased to inform you that, this **Revised Letter of Intent** is considered and Principally approved for the sanctioned FSI of 3.78 (Three point Seven Eight Only) in accordance with provision of Appendix – IV of Reg. 33 (10) of amended D.C. Regulations 1991, out of which maximum FSI of 3.00 on slum plot shall be allowed to be consumed on the plot subject to the following conditions.

1. The Revised LOI is issued in continuation with earlier LOI issued under even number dt. 23.09.2009, 20.07.2015, 22.5.2019 & 20.10.2020 which stands modified with respect to the conditions mentioned herein below.
18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the Scheme Parameters Annexed herewith.

**The Salient features of the revised scheme parameters are as under:**

29. That the rehabilitation component of scheme shall include.

<b>Sr. No.</b>	<b>Description</b>	<b>Now Revised LOI Scheme Parameters in Sq.mt.</b>	
1	Area of slum plot (as per C.T.S. demarcation)	4,298.10	
2	Deduction: Area of Road Set Back	--	
3	Net plot area considered for scheme F.S.I.	4,298.10	
4	Deduction for 15% R.G. (if applicable)	Nil	
5	Net area of plot for computation of t/s density	4,298.10	
6	Addition for F.S.I. purpose	--	
7	Total plot area for F.S.I. purpose.	4,298.10	
8	Max. F.S.I. permissible on plot	3.00	
9	Max. B.U.A. permissible on plot	12,894.30	
10	Rehab Built up area	6822.52	
11	excluding areas under staircase, amenities & common passage.	2639.03	
12	Rehabilitation component	9,461.55	
13	Sale Component as per 33(10)	9,461.55	
14	Total B.U.A. sanctioned for project (10+13)	16,284.07	
15	F.S.I. sanctioned for project (14/7)	3.78	
16	Sale B.U.A. permissible in situ (9-10)	6071.78	
17	Sale BUA proposed on site	5,127.47	
18	Total B.U.A. proposed to be consumed in situ (10 + 17)	11,949.99	
19	FSI proposed to be consumed in situ	2.78	
20	T.D.R. generated in scheme (13-17)	4,334.08	
a	1 <sup>st</sup> Time Spill over TDR release dt. 6.2.2012	1,600.00	
b	2 <sup>nd</sup> Time Spill over TDR release dt. 28.10.2015	1,200.00	
c	3 <sup>rd</sup> Time Spill over TDR release dt. 25.11.2020	540.00	
20(a)	Total (a+b+c)	3,340.00	
21	Balance T.D.R. generated in scheme 20-20(a)	994.08	
22	Now applied for Spill over TDR as per proposed revised LOI	850.00	
23	Balance T.D.R. generated in scheme 21-22	144.08	
24	Nos. of Provisional PAP	05Nos.	
25	<b>Nos. of slum dwellers to be re-accommodated</b>		
	a) Rehab residential Nos.	230	250 Nos
	b) Rehab R/C	01	
	c) Rehab Commercial Nos	14	
	d) Provisional PAP	05	

26	<b>Amenities</b> A) Balwadies B) Welfare Centres C) Society Offices	03 Nos. 03 Nos. 02 Nos.
27	Area of buildable/unbuildable reservation/road to be surrendered 1) Area under set back of road	Nil

30. That the rehabilitation component of scheme shall include.

<b>Sr. No.</b>	<b>No. of Tenements</b>
a	230 Number of Residential Tenements
b	14 Number of Commercial Tenements
c	01 Number of R/C Tenements
d	05 Provisional PAP tenements
e	03 Number of Balwadies
f	03 Number of Welfare Center .
g	02 Number of Society Offices.

Above Amenity tenements except 3 Balwadies are to be handed over to the Society to use these tenements for specific purpose only within 30 days after issuance of the OCC to Full Sale Component / Composite Bldg Handing over / Taking over receipt shall be submitted to SRA before requesting further approvals. Balwadies shall be handed over to women of child welfare department Government of Maharashtra.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming sanctioned FSI separately for each building, in conformity with the Reg. 33(10) of amended DCR 1991 in the office of the undersigned.

**Yours faithfully,**


- SD -

**Chief Executive Officer  
Slum Rehabilitation Authority**

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

**Copy to:**

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "N" Ward, M.C.G.M.
3. Chief Engineer (Development plan), M.C.G.M.
4. Deputy Collector (SRA)
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA) to publish this LOI on SRA website.

*for*   
**Chief Executive Officer**  
**Slum Rehabilitation Authority**