



SLUM REHABILITATION AUTHORITY

K-E/PVT/0254/20210122/LOI
SRA/ENG/797/KW/MHL/LOI

Date: **15 FEB 2023**

Scheme no. 01

Architect : Mr. Ashish R. Solanki of M/s. Concrete Designs
102, Ganesh Smruti, Malaviya Road,
Vile Parle (East), Mumbai – 400057.

Developer : Mr. Sanjay K. Chhadwa
201, Tarunika Apt, Malviya Road,
Vile Parle(East), Mumbai – 400057.

Scheme no. 02

Licensed Surveyor:- Shri. Sanjay Shah
Panchavati Bldg., S.V. Road, Kandivali (W),
Mumbai- 400 067.

Society :- 'Sitladevi CHS (Ltd.)'.

Developer :- M/s. R. K. Developers
707, Trade Center, B.K.C.,
Bandra (East), Mumbai.

Subject:- **2nd Clubbing & Revision of LOI of Scheme no. 01:-**
under Reg. 33(11) of DCPR 2034 on plot bearing CTS Nos..
1284, 1284/1 to 3 of Village Vile Parle, F.P. No. 128 of
TPS-II of Vile parle at Malaviya Road, Vile Parle (East),
Mumbai-400057 in 'K/E'ward, Mumbai-400056

Scheme no. 02 :- under Reg. 33(10) of DCPR 2034 on land
bearing CTS Nos. 195 [pt] of village Andheri [W], situated
at D.N. Nagar, Opp. Indian oil nagar, Andheri [W],
Mumbai Suburban District, in 'K/West ward' for '**Sitladevi
CHS (Ltd.)**'.

Ref.: K-E/PVT/0254/20210122/LOI
SRA/ENG/797/KW/MHL/LOI

Gentleman,

With reference to the above mentioned **S.R. Scheme no. 01** under Reg. 33(11) of DCPR 2034 on plot bearing CTS Nos.. 1284, 1284/1 to 3 of Village Vile Parle, F.P. No. 128 of TPS-II of Vile parle at Malaviya Road, Vile Parle (East), Mumbai-400057 in 'K/E'ward, Mumbai-400056, this office is please to inform you to approve sanctioned **FSI of 3.00** on non-slum plot in accordance with provisions of DCPR 2034 & **S.R. Scheme no.02** on land bearing CTS Nos. 195 [pt] of village Andheri [W], situated at D.N. Nagar, Opp. Indian oil nagar, Andheri [W], Mumbai Suburban District, in 'K/West ward' for '**Sitladevi CHS (Ltd.)**' this office is please to inform you that this Revision of LOI is considered & approved for sanctioned FSI of 3.724 for slum plot under the provisions of DCPR 2034.

The revised Letter of intent is issued in continuation with the Letter of Intent issued to **Scheme no. 01** U/no. K-E/PVT/0254/20210122/LOI dtd 20/04/2021 & 11/02/2022 and **Scheme no. 02** U/no. SRA/ENG/797/KW/MHL/LOI dtd. 19/10/1996 & 29/07/2003, on 21/12/2009 & 14/05/2012 & 01/12/2021 conditions mentioned therein will be continued, only the following conditions stands modified as under,

1. The built up area for sale and rehabilitation shall be as per are 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.
2. The salient features of the scheme are as under:

Sr. No.	Description	Scheme no. 01	Scheme no. 02
1	Area of plot	724.90	18566.80
2	Deduction for	63.90	931.33
	a) D.P. Road (12.20 mt. wide)		
	b) Set Back of 30.50 & 18.30 mt D.P. Rd.	Nil	2957.35
	c) Set Back of 12.20 mt D.P. Rd.	Nil	29.90
	d) 6.10 mt. wide existing internal road	Nil	Nil
	e) Municipal Retail Market - 1234.31/4.0	Nil	308.57
	f) Municipal Primary School - 740.15/4.0	Nil	185.04
	g) Municipal Maternity Home- 401.34/4.0	Nil	100.33
	h) Reservation P.G.	Nil	979.50
	Total (a to h)	Nil	5492.02
3	Balance plot area (1-2)	661.00	13074.78
4	Deduction for 15 % R.G.	Nil	Nil
5	Net plot area (3-4)	661.00	13074.78
6	Addition for FSI Purpose Total (a to h) of sr. No.2	63.90	5492.02
7	Plot area for consider for FSI (5+6)	724.90	18566.80
8	Max. permissible FSI on plot	3.00	4.0 or actual
9	Max. permissible BUA on plot (7x8)	2147.70	4.0 or actual
10	Permissible BUA :-	724.90	Nil
	a) PTC		
	b) Zonal FSI	724.90	Nil

	c) Free Sale	724.90	Nil
11	d) Total BUA (a + b + c)	2147.70	Nil
12	Rehab BUA for FSI	Nil	24580.95
13	Area under Amenities & Common Passage	Nil	5115.62
14	Rehab component: (12+13)	Nil	29696.57
15	Incentive Sale BUA ratio as per DCPR 2034	Nil	1.10
16	Sale Component after incentive (14 X 15)	Nil	32666.23
17	Add component from Clubbing of schemes {Sale BUA transferred from Shivshakti Nagar CHS <u>Kandivali (W)</u> }	Nil	11900.00
18	Total Sale Component	Nil	44566.23
19	Sale Component permissible	Nil	44566.23
20	Total BUA of project (12+19)	Nil	69147.18
21	Sanctioned FSI for the project (20/7)	Nil	3.724
22	Less: TDR already released	Nil	2990.00
23	Less: TDR Recommended dated 04.12.2020	Nil	5000.00
24	Sale BUA balance in the project	Nil	36576.23
25	FSI permissible in situ	Nil	3.293
26	PTC BUA Transferred from Scheme no.1 to Scheme no. 2 at 1st clubbing dtd.11.02.222	Nil	597.10
27	PTC BUA Transferred from Scheme no.1 to Scheme no. 2 at this stage	Nil	127.80
28	Sale BUA transferred from Scheme no.2 to Scheme no. 1 at 1st clubbing dtd.11.02.222	597.10	Nil
29	Sale BUA transferred from Scheme no.2 to Scheme no. 1 at this stage	127.80	Nil
30	Sale BUA transferred from Scheme no. 02 to another Scheme in 'K/W' Ward as per LOI dtd. 04/08/2022	Nil	185.00
31	After proposed Clubbing at this stage Sale BUA in-situ	2147.70 (724.90+ 724.90+ 597.10+ 127.80)	35666.33 [36576.23-597.10- 185.0-127.80]
32	a) Rehab built-up area	Nil	24580.95
33	b) After clubbing PTC BUA	Nil	909.90 [597.10+127.80+185.0]
34	Total BUA of Rehab + PTC component	Nil	25490.85
35	Rehab residential	Nil	808
36	Rehab Residential-cum- commercial	Nil	09
37	Rehab commercial	Nil	74
38	Amenities		04 Balwadi 04 Wel. Cen. 09 Soc. Off. 04 Yoga Cen. 04 Skill Dev Centre 01 Commun. Hall 02 Exist.Amen. 04 Relig.Strut.
39	Total		923
40	Nos. of PTC tenements	Nil	20 [13+04+03]
41	1) Non-buildable reservation surrendered A) Reservation PG. (33%)	Nil	979.50
42	2) Buildable reservation to be surrendered a) Municipal Retail Market	Nil	1234.31
	b) Municipal Primary School	Nil	740.15
	c) Municipal Maternity Home	Nil	401.34

3. The Developer shall handover BUA of constructing PTC tenements within 03 months after grant of OCC including amenity tenements to Slum Rehabilitation Authority/MCGM, each of carpet area 27.88 Sq.mt. free of cost.

The PTC tenements shall be marked as PTC tenement on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

4. That further C.C. for last in-situ Sale built up area adm. 127.80 Sq.mt. of Sale Component under S.R. Scheme no. I shall not be granted till further C.C. & construction of 3 nos. of PTC tenements in Composite bldg. no. 01 under S.R. Scheme no-II is completed on site.

5. That you shall pay an unearned income as per Reg. 33[10] at appropriate stages.

6. That P.R. card in the name of developer of Mr. Sanjay K. Chhadwa on plot bearing of CTS Nos. 1284, 1284/1 to 3 of Village Vile Parle, F.P. No. 128 of TPS-II of Vile parle under Reg.33(11) of DCPR 2034 shall be submitted before last 10% of CC for the composite bldg. of the scheme u/ref.

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 modified D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


sdlr

**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Assistant Commissioner, "K/E" & "K/W" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.
5. Society:-'Sitladevi CHS Ltd.'

for 
**Chief Executive Officer
Slum Rehabilitation Authority**