



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2053/ME/ML/LOI

Date:

30 OCT 2023

To,

1. Architect : Mr. Ketan Musale of M/s. DOT Architects
Gr. floor, Sharada Sangeet Vidyalaya,
M.K. Marg, Kalanagar, Bandra (E),
Mumbai 400 051.
2. Developers : M/s. Build-Square
Gr. floor, Sharada Sangeet Vidyalaya,
M.K. Marg, Kalanagar, Bandra (E),
Mumbai 400 051.
3. Society : "Ekta SRA Co-op Housing Society Ltd."

Sub: Revised Letter of Intent(LOI) for Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. No. 1 (Pt.), of village Deonar, Ghatkopar-Mankhurd Link road, Deonar, Mumbai – 400043 for "Ekta SRA Co-op Housing Society Ltd."

Ref No.: SRA/ENG/2053/ME/ML/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by Architect, this office is pleased to inform to issue **revised Letter of Intent(LOI)** subject to the following conditions.

This **revised Letter of Intent(LOI)** is issued in continuation with earlier LOI issued under number SRA/ENG/2053/ME/ML/LOI dated 06/07/2019 & condition no. 03 stands modified with respect to the conditions mentioned herein as under:

1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of any change in area of plot, number of eligible huts etc. the parameters shall be updated from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	Total (Sq. Mt.)
1.	Area of the plot	4450.23
2.	Deduction for	--
	a) 5% AOS as per Reg. No. 14 A of DCPR 2034	Nil
3.	Balance plot area	4450.23
4.	Deduction for 20 % R.G.	--
5.	Net Area of Plot	4450.23
6.	Addition for FSI purpose	--
7.	Total plot area for FSI purpose (5 + 6 above)	4450.23
8.	FSI Permissible	4.00 or sanctioned FSI
9.	Rehab BUA	9891.56
10.	Area under common passages & Amenities	3135.85
11.	Rehabilitation Component (10 + 11)	13027.41
12.	Sale Component permissible in situ (1:1.15)	14981.52
13.	Total BUA sanctioned for the Scheme (10+13 above)	24873.08
14.	Total FSI sanctioned for the scheme (14/7)	5.589
15.	Total Sale BUA proposed on site	14225.12
16.	TDR generated in the Scheme (13 - 16)	756.40
17.	A) Number of slum dwellers to be rehabilitated	
i	Rehab residential	140
ii	Rehab Commercial	14
iii	Rehab Residential cum Commercial	--
iv	Religious structure	01
v	PAP	21
vi	Provisional PAP (Residential)	105
vii	Provisional PAP (Commercial)	29
	B) Amenities to be provided	
i	Balwadi	02
ii	Welfare center	02
iii	Society office	02
iv	Community Centre	01
v	Yuvakendra	02
vi	Skill Development Centre	02

2. That you shall pay the 100% premium towards the area not deducted as Amenity Open Space(AOS) being less than 200 Sq. Mt. as per transition policy circular (T-3) u/no. CHE/DP/33335/Gen issued on 24/01/2019, before requesting full C.C. to the permissible sale component.

If applicant Society/Developer/Architect is agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this scheme parameters.

Yours faithfully,

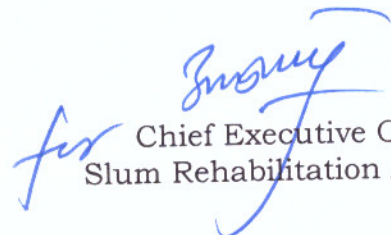
Sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Additional Collector (Enc. & Rem.), Eastern Suburbs
2. Collector, M.S.D.
3. Assistant Municipal Commissioner, 'M/E' Ward, M.C.G.M.
4. Dy. Chief Engineer, Development Plan, M.C.G.M.
5. Dy. Collector (SRA) – Copy for information.
6. I.T. section (SRA).
7. H.E. (MCGM).

for 
Chief Executive Officer
Slum Rehabilitation Authority