



SLUM REHABILITATION AUTHORITY

No.: R-C/MCGM & STGOVT/0001/20190415/LOI

Date:

31 MAR 2022

1. **Architect**

: Mr. Nikhil Mahajan of

M/s. Prism Architects & Interior Designers
Office No. 114, 1st floor,
Corporate Avenue, Sonawala Road,
Goregaon (E),
Mumbai - 400 063.

2. **Developer**

: M/s. Entity Developers Pvt. Ltd..
12th Floor, Dhukka Chamber,
Off Poddar Road, Near Malad Station,
Malad (E),
Mumbai - 400 097.

3. **Society**

: Shree Ganesh Darshan SRA CHS (Prop.)

Subject:

Revised LOI for proposed Slum Rehabilitation Scheme under Reg. 33 (10) of DCPR 2034 on plot bearing C.T.S. No. 297 (Pt.), 298, 298/1 to 28 of village - Kanheri and C.T.S. No. 100 (Pt.), 101 (Pt.) & 101/1 (Pt.) of village - Magathane, Borivali (E), Mumbai-400 066 for "Shree Ganesh Darshan SRA CHS (Prop.)".

Reference:

R-C/MCGM & STGOVT/0001/20190415/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 297 (Pt.), 298, 298/1 to 28 of village - Kanheri and C.T.S. No. 100 (Pt.), 101 (Pt.) & 101/1 (Pt.) of village - Magathane, Borivali (E), Mumbai-400 066 for Shree Ganesh Darshan SRA CHS (Prop.), this office is pleased to inform you that, this **Revised Letter of Intent** are considered and approved for the sanctioned **FSI of 6.430 (Six Point Four Three Zero Only)** in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

This Revised LOI is in continuation with the earlier LOI issued u/No. R-C/MCGM & STGOVT/0001/20190415/LOI dated 18/08/2021.

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

R-C/MCGM & STGOVT/0001/20190415/LOI

1. 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.

The salient features of the scheme are as under:

Sr. No.	Particular	Now proposed Slum in Sq. mt.
1	Plot Area	1081.50
2	Deductions for a. Road Setback	102.96
	Total	102.96
3	Net area of plot for computation of t/s density (1-2)	978.54
4	Addition for FSI purpose 2 (b)	102.96
5	Total plot area for FSI purpose (3+4)	1081.50
6	Min. FSI permissible on plot	4.00 or Sanctioned FSI
7	Min. Permissible Built Up Area on plot (5x6)	4326.00
8	Rehab Built up area	2287.14
9	Common Pass. & Amenity structure	166.90 +1789.26
10	Rehab component (8 + 9)	4243.30
11	Sale component (10 x 1.10)	4667.63
12	Total BUA approved for the Scheme (8+11)	6954.77
13	FSI sanctioned for the scheme (12÷5)	6.430
14	Sale BUA permissible in situ (11)	4667.63
15	Sale BUA proposed on site	4667.63
16	Sale BUA with fungible @ 35%	6301.30
17	Nos. of slum dwellers to be re-accommodated Rehab eligible Residential Rehab eligible Commercial Total	34 Nos. 15 Nos. 49 Nos.
18	Amenities Balwadi Welfare center Skill Development Center Health center Society office	01 Nos. 01 Nos. 01 Nos. 01 Nos. 01 Nos.
19	Nos. of PAP generated in the scheme	24 Nos.

2. This Revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act.1872.

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3. **Details of land ownership:** As per the P. R. Cards the land bearing C.T.S. No. 297 (Pt.), 298, 298/1 to 28 of village - Kanheri and C.T.S. No. 100 (Pt.), of village - Magathane at Borivali (E), Mumbai-400 066 is State Government Land under taken by Slum Rehabilitation Authority & 101 (Pt.) & 101/1 (Pt.) of village - Magathane, Borivali (E), Mumbai-400 066 belongs to MCGM.
4. **Details to access:** As per A.E. (Maint.) Road status remark the plot under reference is accessible from average 15.23 Mt. wide existing Road namely Dattapada Road & 13.40 Mt. wide existing Road namely J.B. Khot Road.
5. **Details of D. P. Remarks:** As per the D. P. Remarks 2034, the plot under reference is not affected by any reservation. The plot falls under Residential zone and it is directly accessible by 2 nos. of 18.30 & 13.40 Mt. wide sanctioned R.L. Road.

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 new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

sdl-

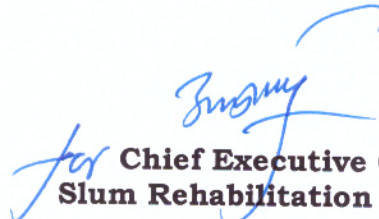
**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM
2. Collector Mumbai (Suburban)/A.C.(Estate) MCGM
3. Addl. Collector (Ench./Rem.) Mumbai Suburban
4. Chief Engineer (Development Plan), MCGM
5. Assistant Commissioner "R/Central" Ward of MCGM
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website

(Hon. CEO(SRA) has approved the LOI)

for  **Chief Executive Officer
Slum Rehabilitation Authority**