

## SLUM REHABILITATION AUTHORITY

SRA/ENG/2657/PS/STGL/LOI

Date: **8 JUL 2022**

1. **Architect** : Mr. Nikhil Mahajan of  
M/s. Prism Architects & Interior Designers,  
Office No. 114 - 116, 1<sup>st</sup> floor,  
Corporate Avenue, Sonawala Road,  
Goregaon (E), Mumbai - 400 063.
2. **Developer** : M/s. I. M. Buildcon Pvt. Ltd.  
Office No. 809 - 811, 8<sup>th</sup> floor,  
Corporate Avenue, Sonawala Road,  
Goregaon (E), Mumbai - 400 063.
3. **Society** : "Aakar Nirman S.R.A Co. Op. Hsg. Soc. (Prop)".

**Subject:** Grant of Revised LOI for S. R. Scheme under Regulation 33(10) and Regulation 30 of DCPR 2034 on plot bearing C.T.S. No 18(pt.), 36A/1(pt.), 36A/2(pt.), 38A & 62A/7 of Village Dindoshi, Taluka Malad, Mukadam Compound, Sahakar wadi, G.M. Link Road, 'P/South' Ward of M.C.G.M, Goregaon (E), Mumbai 400 063.

**Reference:-** Last LOI issued u/No. SRA/ENG/2657/PS/STGL/LOI dated 09/05/2019

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to inform you that this **Revised Letter of Intent (LOI)** is considered and approved subject to the following conditions:

This LOI is issued in continuation with the earlier Revised LOI issued under No. SRA/ENG/2657/PS/STGL/LOI dated 09/05/2019. It stands modified with respect to the conditions mentioned herein below:-

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

**No.SRA/ENG/2657/PS/STGL/LOI**

**1. Condition No. 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.

**The salient features of the scheme are as under:-**

Sr. No.	Description	Proposed Parameters as per DCPR 2034.		
		Slum Plot (in sq.mtr.)	Non-Slum plot (in sq.mtr.)	Total (in sq.mtr.)
1	Area of plot	3622 500	483.62	4106.120
2	Deduction: a. 5% Amenity Open Space b. D.P. Road Set back (27.45 Mt.) c. Buildable Reservation of Municipal Chowky (RMS 1.2) & Municipal Facilities (RMS 1.3)	--- 21.680 59.364	24.492 --- ---	24.492 21.680 59.364
3	Net plot area (1 - 2)	3541.456	459.128	4000.584
4	Plot area for FSI (2 + 3)	3622.500	459.128	4081.628
5	Max. FSI permissible on plot (4 above)	4.00	2.40	4.0 or sanctioned FSI whichever is more for Slum plot & 2.40 for Non-slum plot
6	Max. BUA permissible on plot (4 x 5)	14490.00	1101.907	15591.907
7	Rehab BUA	7537.449	---	7537.449
8	Common passage area	2050.010	---	2050.010
9	Amenity tenements area	181.314	---	181.314
10	Rehabilitation Component (7+8+9)	9768.773	---	9768.773
11	Sale component (10)	9768.773	---	9768.773
12	Total BUA sanctioned for project (7 + 11)	17306.222	--	17306.222
13	FSI sanctioned for Project (12/4)	4.777	2.40	4.777 for Slum plot 2.40 for Non-slum plot



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14	Max. Sale BUA Permissible in situ (11 above)	9768.773	1101.907	10870.68
15	TDR, if any	Nil	--	Nil
16	Nos. of slum dwellers to be re-accommodated a. Resi. - 35 No. b. R/C - 03 No. c. Comm. - 66 No. d. Prov. Resi. - 20 No. e. Prov. Comm.- 28 No.	152 No.	--	152 No.
17	No. of Amenities a. Anganwadi - 01 No. b. Balwadi- 01 No. c. Wel. Center - 01 No. d. Yuva Kendra- 01 No. e. Soc. Office - 02 No.	06 No.	--	06 No.
18	PAP generated in the scheme	113 No.	---	113 No.

All other conditions mentioned in the earlier revised LOI dated 09/05/2019 are intact.

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,

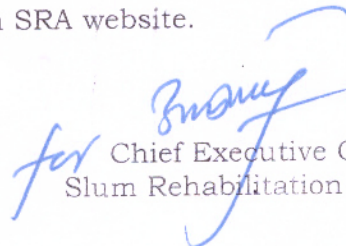


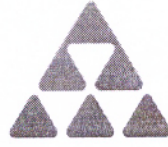
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "P/South" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA) - Copy for information to take further necessary action as per Circular No.37.
- ✓ 6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority



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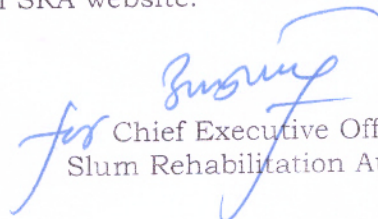


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