



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1060/HW/PL/LOI  
SRA/ENG/1107/HW/PL/LOI

Date: **16 JUN 2022**

1. **Lic. Surveyor** : Mr. Satish M. Hande  
of M/s. ACE Consultants,  
510-511, 'C' wing, 5<sup>th</sup> Floor,  
Trade World, Kamala Mill Compound,  
Senapati Bapat Marg,  
Lower Parel, Mumbai – 400 013.
2. **Developer** : M/s. Joy Builders,  
Joy Ashiana, 24, Azad Nagar CHS,  
N.S.Road No.1, JVPD Scheme,  
Next to Bhaidas Hall,  
Vileparle (W), Mumbai – 400 056.
3. **Society** : “Konkanastha CHS Ltd”, “Amrapali  
Rahivashi SRA CHS Ltd.”, “Lumbini SRA  
CHS Ltd.” & “Navamala SRA CHS Ltd.”,  
(Scheme-II)

**Sub:** Conversion of proposed Slum Rehabilitation Scheme from DCR 1991 to DCPR 2034 implemented on land bearing C.T.S. No. E/86/12, E/99/A & E/99B of Village Bandra, Mumbai Suburban District, at junction of Dr. B. A. Ambedkar Road & 13<sup>th</sup> Road, Khar (W), Mumbai-400 052, for “Navamala SRA CHS Ltd.”, “Lumbini SRA CHS Ltd.”, “Amrapali Rahivashi SRA CHS Ltd.” & “Konkanastha CHS Ltd”, in ‘H/W’ Ward **(Scheme-II)**,

**Ref:** 1) Earlier Clubbing LOI issued u/no. SRA/ENG/1060/HW/PL/LOI dtd. 24/04/2012, Revised LOI dtd. 20/05/2015, 23/11/2016 & 23/06/2017 **(Scheme-I)**

2) Earlier Clubbing LOI issued u/no. SRA/ENG/1107/HW/PL/LOI, dtd. 24/04/2012, Revised LOI dtd. 20/05/2015, 23/11/2016 & 23/06/2017 your application dtd. 03/12/2021 . **(Scheme-II)**

Gentleman,

By the direction of Chief Executive Officer, Slum Rehabilitation Authority, this office is pleased to issue Revised Letter of Intent to inform you that, your above referred proposal for revision of clubbing proposal of



- a) Proposed amalgamation of land bearing CTS No. E/86/9/33 (pt) of Village Bandra, MSD with proposed S. R. Scheme on land bearing C.T.S. No. E/86/10 of Village Bandra, Mumbai Suburban District, at junction of 13<sup>th</sup> & 19<sup>th</sup> Road, Khar (W), Mumbai-400 052, for "Navi Sherli Mata Yashodhara Nagar Rahivashi SRA CHS Ltd.", in 'H/W' Ward **(Scheme-I) With**
- b) Proposed amalgamation on land bearing C.T.S. No. E/86/12, E/99A & E/99B of Village Bandra, Mumbai Suburban District, at junction of Dr. B. A. Ambedkar Road & 13<sup>th</sup> Road, Khar (W), Mumbai-400 052, for "Navamala SRA CHS Ltd.", "Lumbini SRA CHS Ltd.", "Amrapali Rahivashi SRA CHS Ltd." & "Konkanastha CHS Ltd", in 'H/W' Ward **(Scheme-II),**

is considered & approved in accordance with sub Reg. 10 of Reg. 33(10) & Reg. 30 of DCPR 2034, out of sanctioned 4.034 (four Point Zero Three Four) maximum in situ 4.00 FSI is granted to be utilized in the S.R. Scheme of "Navi Sherli Mata Yashodhara Nagar Rahivashi SRA CHS Ltd.", in 'H/W' Ward **(Scheme-I)** & out of sanctioned 4.089 (four Point Zero Eight Nine) maximum in situ 4.00 FSI is granted to be utilized in the S.R. Scheme of "Navamala SRA CHS Ltd.", "Lumbini SRA CHS Ltd.", "Amrapali Rahivashi SRA CHS Ltd." & "Konkanastha CHS Ltd" in 'H/W' Ward & the re-development is restricted upto zonal FSI of 2.438 on land bearing 2178.80 sq.mt. **(Scheme-II)** in accordance with sub Reg. 3.2 & 3.8 of Reg. 33(10), Reg. 30 & Reg. 9(6)(b) of DCPR 2034 subject to the following conditions;

This Revised Clubbing LOI is issued in continuation to earlier Clubbing LOI issued under even number dtd. 24/04/2012, Revised LOI dtd. 20/05/2015, 23/11/2016, 23/06/2017 & the following conditions stand modified as under;

**Scheme No. I - Condition No. 16 & Scheme No. II - Condition No 13:**  
**The Revised Parameter for the clubbed scheme will be as under;**

Sr. No.	Description	Scheme-I	Scheme-II			Remarks
		Slum	Slum	Non-Slum	Total	
		E/86/10 & E/86/9/33 (Pt)	E/86/12 & E/99A (Pt)	E/99A (pt) & E/99B	E/99A (pt)	
1.	Area as per Certified Annexure-II	3948.80	5696.20	2178.80	7875.00	Increased due to amalgamation
(a)	Less- Carved out School Area	--	--	--	--	Now added in Scheme No.-I
(b)	Net Area of plot considered for Scheme	3948.80	5696.20	2178.80	7875.00	Change
2.	Deduction for D. P. Reservation					--
(a)	Proposed D.P. Road	234.60	--	--	--	No change
(b)	Setback Road	71.72	180.00	41.00	221.00	Change
(c)	Total	306.32	180.00	41.00	221.00	Change
3.	Balance area of the plot	3642.48	5516.20	2137.80	7654.00	Increased due to amalgamation
4.	Deduction for 15 % R.G.	Nil	Nil	Nil	Nil	--



5.	Net area of plot for computation of t/s density	3642.48	5516.20	2137.80	7654.00	Increased due to amalgamation
6.	Addition for FSI purpose	306.32	180.00	--	180.00	Change
7.	Total plot area for FSI purpose	3948.80	5696.20	2137.80	7834.00	Increased due to amalgamation
8.	Max. FSI permissible	4.00	4.00	2.40	3.174	Enhance due to high density
9.	Max. BUA Permissible	15795.20	22784.80	5130.72	27915.52	Increased due to amalgamation
10.	Rehab BUA	5852.09 + 4504.03 10356.12 + 2337.95 = 12694.07 + 833.90 = 13527.97 + 1977.65 15505.62	8295.51 - 4790.99 = 3504.52 - 2402.61 = 1101.91 + 2117.52 = 3219.43 - 2117.63 = 1101.80	--	----	Provision is made for 21 & 88 Rehab Resi t/s as per Cl. 3.12(d) of App-IV in Scheme No.-I & II respectively. However, 78 rehab t/s shifted from scheme-II to scheme-I.
11.	Common Passage & Amenity	1973.23 + 1390.70 = 3363.93 + 828.32 = 4192.25 + 204.20 = 4396.45 + 598.41 4994.86	2198.70 - 1444.89 = 753.81 - 602.24 = 151.57 + 665.00 = 816.57 - 565.75 = 250.82	--	----	Shifted from scheme-II to scheme-I
12.	Religious structure	42.58 + 341.10 = 383.68	--	--	----	No change
13.	Rehab Component.	7867.90 + 6235.83 = 14103.73 + 2825.17 = 16928.90  + 1379.20 18308.10 + 2576.06 20884.16	10494.21 - 6235.88 = 4258.33 - 3004.85 1253.48 + 99.14 (=1352.62 - 1253.48) + 2782.52 4135.14 - 2782.52 1352.62	--	----	Shifted from scheme-II to scheme-I
14.	Sale Component a) in lieu of Rehab Component	7867.90 - 4536.39 = 3331.51 - 2499.59 = 831.92 + 1379.20 2211.12  - 1783.65 = 427.47	10494.21 + 4536.39 15030.6 + 2499.59 17530.19 + 99.14 + 2782.52 20411.85 + 1783.65 22195.50			shifted from scheme-I to Scheme-II
	b) Premium FSI 0.50	--	--	1068.90	1068.90	
	c) TDR 0.90	--	--	1924.02	1924.02	
	d) in lieu of road setback 200%	--	--	82.00	82.00	
	e) Total sale Component	427.47	22195.50	5212.72	<b>27408.22</b>	
15.	Total BUA sanctioned	15933.09	23297.30	5212.72	28510.02	--



	for the Scheme.					
16.	Total FSI sanctioned for the scheme.	4.034	4.089	2.438	3.639	--
17.	Sale BUA permissible in-situ.	289.58	21683.00	5212.72	26895.72	--
18.	Total BUA proposed to be consumed in-situ.	15795.20	22784.80	5212.72	27997.52	--
19.	FSI proposed to be consumed in-situ.	4.00	4.00	2.438	3.573	--
20.	TDR Generated for the scheme.	137.89	512.50	Nil	512.50	--
21.	No. of slum dwellers to be accommodated.	As under	As under	Nil	As under	--
(a)	Residential	217 +175 =392 <b>+71</b> =463 +30 = 493 +78 =571	273 - 175 = 98 <b>-71</b> 27 +88 = 115 - 78 = 37	--	--	shifted from scheme-II to Scheme-I
(b)	R/C	00 + 01 01	01 -01 00	--	--	shifted from scheme-II to Scheme-I
(c)	Commercial	02 + 04 06	04 -04 00	--	--	shifted from scheme-II to Scheme-I
(d)	Religious	01	--	--	--	--
(e)	<b>Total</b>	579	37	--	--	--
22.	No. of PAP tenements	Nil	Nil	--	--	
23.	Road setback area to be handed over	306.32 Sq.mt.	180.00 sq.mt.	41.00 sq.mt.	221.00 sq.mt.	--

If applicant Society/ Developer/ Architect are agreeable to all these above conditions, you may submit proposal for other development permissions in the scheme in conformity with DCPR 2034 in the office of the undersigned from receipt of this LOI.

Yours faithfully,

*sdh*

Chief Executive Officer  
Slum Rehabilitation Authority

**Copy to:**

1. The Municipal Commissioner, M.C.G.M.,
2. The Collector, Mumbai City District,
3. Assistant Commissioner, "H/W" Ward, M.C.G.M.,
4. Deputy Collector (SRA)- City.-Copy for information to take further necessary action as per circular no.37.
- ✓ 5. I.T. Section (SRA) to publish this LOI on SRA's website & report compliance.

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

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