

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2026/FS/PL/LOI

Date: **11.4 JAN 2022**

1. **Licensed Surveyor** : Mr. Satish M. Hande,
of M/s. Ace Consultants,
510-511, 'C' Wing, Trade World,
Kamala Mill Compound,
Senapati Bapat Marg,
Lower Parel, Mumbai-400 013.
2. **Developer** : Shri. Devang Hemantkumar Vyas,
Proprietor, M/s. Magnum Developers &
Partner, M/s. RAK Mangum Realty LLP &
Director, Karma Land & Infrastructure
Development Corporation Pvt. Ltd.
Magnum Tower, Chivada Gully,
Lalbaug, Mumbai-400 012.
3. **Society** : Dattavilla SRA CHS Ltd. &
Sai Datta SRA CHS Ltd.,
Tawaripada, Dr. S. S. Rao Road,
Lalbaug, Mumbai-400 012.

Sub: Proposed Composite Redevelopment of land bearing C.S. No. C.S. No. 2/50 (pt), 3/50, 4/50, 4-B/50, 4-C/50, 4B-1/50, 11/50, 12/50 & 13/50 (pt) of Parel- Sewree Division Mumbai City District, at Dr. S.S. Rao Road, Lalbaug, Mumbai-400 012, in 'F/S' Ward.

Ref: Earlier LOI issued under number SRA/ENG/2026/FS /PL/LOI dtd. 06/05/2011 & Revised LOI dtd. 29/12/2011, 14/01/2016, 31/07/2018, 03/04/2019.

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 of Composite Redevelopment of land bearing C.S. No. C.S. No. 2/50 (pt), 3/50, 4/50, 4-B/50, 4-C/50, 4B-1/50, 11/50, 12/50 & 13/50 (pt) of Parel- Sewree Division Mumbai City District, at Dr. S. S. Rao Road, Lalbaug, Mumbai-400 012, in 'F/S' Ward is considered and principally approved in accordance DCPR 2034 for the sanctioned FSI of 3.60 (Three Point Six Zero FSI only) subject to following conditions:

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

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This LOI is issued in continuation with earlier Revised LOI issued under even number dtd. 31st July, 2018 and stands modified with respect to the conditions mentioned herein below.

1. That you shall hand over 116 numbers of tenements to the Slum Rehabilitation Authority /M.C.G.M. for Project Affected Persons, each of carpet area 27.88 sq.mt. at free of cost.
25. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters as under.

Sr. No.	Description	Slum	Cess	Non-Slum/ Non-Cess	Total
		Reg. 33(10)	Reg. 33(7)	Reg. 30	
1.	Area of plot	6404.54	5767.60	15832.59	28004.73
2.	Deduction for				
	a) Road setback area	--	--	268.78	268.78
	b) PH& HDH	--	--	556.95	556.95
	c) Amenity open space (POS)	112.08	100.91	499.43	712.42
	d) Total deduction	112.08	100.91	1325.16	1538.15
3.	Balance area of plot	6292.46	5666.69	14507.43	26466.58
4.	Addition for FSI				
	a) 100% of 2(a)	--	--	--	--
	b) 100% of 2(b)	--	--	--	--
	c) 100% of 2(c)	--	--	--	--
	d) Total addition	--	--	--	--
6.	Plot area for FSI purpose	6292.46	5666.69	14507.43	26466.58
7.	Max. FSI permissible on plot	4.00	3.00	1.33	--
7.	Max. Built up area permissible on plot	25169.84	17000.07	19294.88	61464.79
8.	Rehab Built up area	13432.48	6233.29	--	19665.77
9.	BUA under common passages & amenity	5967.22	--	--	5967.22
10.	Rehab Component	19399.70	--	--	19399.70
11.	Sale Component	--	--	--	--
i)	Sale BUA permissible as per Zonal FSI	--	--	19294.88	19294.88
ii)	Incentive Sale BUA as against Rehab Component (1:1.05) at pg. C/591.	20369.68	11069.51	0	31439.19
iii)	Incentive Sale BUA in lieu of D.P. Road setback area i.e. 268.78 X 2.50 (as per GRdtd. 21.11.2021 U/no. TPB-4319/PN25/2019/UD-11)	--	--	671.95	671.95
iv)	Incentive Sale BUA in lieu of PH reservation	--	--	199.42	199.42
v)	Sale BUA in lieu of 0.84 Premium FSI at pg. C/589.	--	--	12186.24	12186.24

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vi)	Sale BUA in lieu of 0.83 permissible TDR	--	--	12041.16	12041.16
vii)	Total of (i) to (vi)	20369.68	11069.51	44393.65	75832.84
12.	Total BUA approved for the Scheme	33802.16	17302.80	44393.65	95498.61
13.	Total FSI sanctioned for the scheme	5.37	3.00	3.06	3.60
14.	Sale BUA permissible in-situ	20369.68	11069.51	44393.65	75832.84
a)	Sale BUA restricted till submission of NOC from F/S Ward for existing 6.00 mt. wide road	--	--	579.46 x 3.00 =770.68	770.68
b)	Balance in-situ sale BUA	20369.68	11069.51	43622.97	75062.16
15.	Total BUA proposed to be consumed in-situ	33802.16	17302.80	43622.97	94727.93
16.	FSI proposed to be consumed in-situ	5.37	3.00	3.00	3.57
17.	No. of slum dwellers / tenants to be accommodated	224 nos.	03 nos.	--	227 nos.
18.	No. of provisional PAP tenements	76 Nos.	--	--	76 nos.
19.	No. of Regular PAP tenements	116 Nos.	--	--	116 nos.
20.	Road setback to be handed over to MCGM at free of cost	Nil	260.78	Nil	260.78
21.	BUA of Public Housing (PH) to be handed over to MCGM at free of cost	Nil	Nil	556.95	556.95

Condition No. 36: That the rehabilitation component of scheme shall include.

Sr. No.	Type of structure	Numbers of tenements	
		Under Reg. 33(10)	Under Reg. 33(7)
1	Residential	224	03
2	Resi-cum-Com	Nil	Nil
3	Commercial	Nil	Nil
4	Welfare Centre	02	Nil
5	Society office	04	Nil
6	Balwadi	02	Nil
7	Library	02	Nil
8	Woman entrepreneurship	02	Nil
9	Community Hall	01	Nil
10	Provisional PAP	76	Nil
10	Regular PAP	116	Nil


Condition No. 42: That you shall pay total amount of Rs. 1,71,60,000/- towards maintenance deposit to be kept with Slum Rehabilitation Authority at the rate of 40,000/- per tenement as decided by the authority and 2% of ASR of 2018-2019 towards Infrastructural Development charges.

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All other conditions maintain in earlier Revised LOI issued under even number dtd. 29th December, 2011, 14th January, 2016, 31st July, 2018 & 03/04/2019 are intact & the same shall be complied with at requisite stage.

If applicant Society/ Developer/ Architect are agreeable to all these above conditions, you may submit proposal for approval of plans separately for each building, in conformity with the Sanctioned D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to,
✓ I.T.(SRA)