



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/S/PVT/0146/20180212/LOI

Date:

- 6 JUL 2023

1. **Architect** : Mr. Shivaji Langote of  
M/s. Mayuree Consultants  
Office No. 204, Gold Crest- Kailas Esplanade,  
L.B.S. Marg, Opp. Shreyas Cinema,  
Ghatkopar (W), Mumbai - 400 086.
2. **Developer** : M/s. Shraddha Realty  
Manisha Heights Commercial,  
Gr. + 1<sup>st</sup> floor, Vaishali Nagar,  
Mulund (W), Mumbai- 400 080.
3. **Society** : Swapnpurti SRA CHS (Ltd.) &  
Ekdant SRA CHS (Ltd)

**Subject** : Issue of clubbing LOI/revised LOI - Approved S.R. Scheme u/s. 33(10) of DCPR 2034 on plot bearing CTS No. 57, 57/1 to 20, 58, 58/1 to 5, 59 & 59/1 to 27 of village Bhandup, Taluka- Kurla, Tembhipada, Bhandup (W), in 'S' ward of MCGM, Mumbai., for Swapnpurti SRA CHS (Ltd.) & Ekdant SRA CHS (Ltd) **(Scheme no. 01 in 'S' ward)**

### Clubbing With

Proposed S.R. Scheme u/s 33(11) of DCPR 2034, on non-slum land bearing CTS No. 827/A & 828/A of village Bhandup, Taluka-Kurla, Bhandup (E), in 'S' ward of MCGM, Mumbai. **(Scheme no. 02 in 'S' ward)**

### AND

Approved S.R. Scheme u/s 33(11) of DCPR 2034, on non-slum land bearing CTS No. 791, 791/1 of Village Mulund, Taluka Kurla, in T ward of MCGM, Mulund (W) Mumbai. **(Scheme no. 03 in 'T' ward)**

### AND

Proposed S.R. Scheme u/s 33(11) of DCPR 2034, on non-slum land bearing CTS No. 882 of Village Mulund, Taluka Kurla, in T ward of MCGM, Mulund (E), Mumbai. **(Scheme no. 04 in 'T' ward)**

**Reference** : SOP No. 554/SOP/S dt. 06/04/2023

Gentleman,

With reference to the above mentioned Redevelopment Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.



1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/S/PVT/0146/20180212/LOI dtd.20/11/2020 shall be complied with.
2. 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.

Sr.No.	Description	Before clubbing Scheme-1 at S ward 33(10)	After clubbing Scheme-1 at S ward 33(10)
		Slum plot area in sq.mt.	Slum plot area in sq.mt.
1	Area of plot considered for the scheme	1401.50	1401.50
2	<b>Deductions for</b>	-	-
	(a) Road setback area	202.89	202.89
	(b) Police Chowky (494.01 X 20% /4 )	24.70	24.70
	<b>Total Deductions</b>	227.59	227.59
3	Balance Area of Plot	1173.91	1173.91
4	Addition for FSI purpose	-	-
5	<b>Net area for density calculation &amp; FSI computation</b>	1173.91	1173.91
6	(a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4 or sanctioned FSI whichever is higher	4 or sanctioned FSI whichever is higher
7	(a) Proposed built-up area of Rehab.	2643.76	2643.76
	(b) Passage area & amenity area	730.95	730.95
	(c) Rehab Component	3374.71	3374.71
8	Sale Component (1.10 X Rehab Component)	3712.18	3712.18
9	Incentive FSI in lieu of construction of Police Chowki (RPU 3.2) $1.50 \times 30250 \times 103.14$ 50450	92.76	92.76
10	Total Sale BUA permissible in situ	3804.94	3804.94
11	(a) PTC BUA transfer from Scheme -2, 3 & 4 to scheme 1		465.63 + 1674.66 + 909.40 = 3049.69
	(b) Sale BUA transfer from Scheme -1 to Scheme-2, 3 & 4	-	3049.69 - 3049.69 = Nil
12	Total sale BUA proposed to be consumed in situ	3804.94	3804.94 - 3049.69 755.25
13	Total BUA sanctioned for the project	6448.70	6448.70 (rehab BUA 2643.76 + PTC BUA 3049.69 + sale BUA 755.25)
14	FSI sanction for the scheme	5.49	5.49
15	Total BUA proposed to be consumed in situ	6448.70	6448.70



16		Total FSI consumed in situ	5.49	5.49
17		No. of Eligible Tenements to be Rehabilitated Rehab unit -53 Commercial - 12 Balwadi-01 Welfare Center -01 Society Office -01 Yogalay - 01 Library -01 Social amenity - 01	65 + 06 amenity	65 + 06 amenity
18		Provisional PAP (Resi- 07 + 01 Comm.)	08 Nos.	08 Nos.
19		Regular PAP	09 Nos.	09 Nos.
20		PTC Scheme No.2, 3 & 4	Nil	88 Nos.

3. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
4. That all Lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated elevator technologies along with Lift capacity for at least 8 persons (the minimum shaft size shall be W1800mm X D1800mm) instead 4 or 6 person considering increased lift handling capacity over a period of time.
5. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.
6. Incentive BUA adm. 92.76 sq.mt. will be restricted till handing over of the Buildable reservation of Police Chowki (RPU 3.2).
7. That you shall handover the Buildable reservation of Police Chowki (RPU 3.2) to the MCGM free of cost after OCC.

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



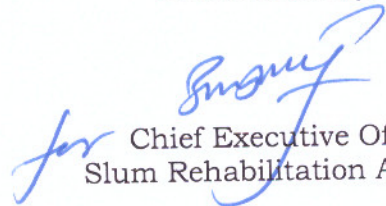
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

  
for Chief Executive Officer  
Slum Rehabilitation Authority