



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2109/ME/ML/LOI

Date: **1 1 JUN 2021**

- 1. Architect** : M/s. Chandrashekhar
1st floor, Omkar Prarthana CHS,
Sahar Road, Opp. Vijay Nagar Society,
Andheri (E), Mumbai – 400069.
- 2. Developers** : M/s. Buddha Prarthana Realtors Pvt. Ltd.
302, Raheja Xion, Jetha Compound,
Dr. Babasaheb Ambedkar Road,
Byculla (E), Mumbai – 400027.
- 3. Society** : Suryodaya SRA CHS (Prop.)

Sub: Revised LOI for the proposed S. R. Scheme on C.T.S. No. 7 (Pt.)
of village Borla, Taluka - Kurla, Govandi in M/East ward

Ref.: SRA/ ENG/2109/ ME / ML/LOI dated 13/10/2020.

Gentleman,

With reference to above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 7(pt.) at village Borla, situated at P. L. Lokhande Marg, for "Suryodaya SRA CHS (Prop.)" & last LOI referred above, this office is pleased to inform you that this **Revised Letter of Intent** is considered and principally approved for sanctioned FSI of **4.85 (Four point Eight Five)** in accordance with provisions of Reg. No. 33(10) of DCPR – 2034, out of which maximum FSI of 4.85 (Four point Eight Five) shall be allowed to be consumed on the plot.

All the other conditions mentioned in earlier LOI dtd. 13th October 2020 are intact and following additional conditions shall be complied with.

1. 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 annexed herewith.

The revised parameters of the scheme are tabulated as below:

Sr. No.	Particulars	Prop. Parameters (Sq.mt.)
1.	Area of slum plot	1449.15

2.	Deduction for	
	a) Road Setback	Nil
	b) D.P. Road	Nil
	c) Buildable Reservation of Municipal Market with Vending Zone	20.64
	Total Reservation	20.64
3.	Balance area (1-2)	1428.51
4.	Net area of plot for calculation of t/s density	1428.51
5.	Addition for FSI purpose 2 (a, b, & c) above 100%	20.64
6.	Total plot area for FSI purpose	1449.15
7.	Rehab Built-up area	3191.28
8.	Passage and amenity (existing & proposed) BUA	650.51
9.	Rehab component (7 + 8)	3841.79
10.	Rate of developed land as per ASR 2021-22 (Zone No. 99/457) (Rs./Sq.mt.)	Rs.60,710/-
11.	Rate of construction as per ASR 2021-22	Rs.30,250/-
12.	Basic Ratio LR / RC (10/11)	2.007
13.	Incentive as per area of the scheme up to 0.4ha	1.0
14.	Sale component (9 x 13)	3841.79
15.	Total Permissible Sale BUA	3841.79
16.	Total BUA sanctioned for project (7 + 15)	7033.07
17.	FSI sanctioned for project (16/6)	4.85
18.	Sale BUA proposed in situ	3841.79
19.	Total BUA proposed in situ (7 + 18)	7033.07
20.	FSI proposed to be consumed in situ at present (19/6)	4.85
21.	TDR Generated (15 – 18)	Nil
22.	Nos of slum dwellers to be rehabilitated	
	Eligible Rehab Residential	36 Nos.
	Provisional Rehab Residential	02 Nos.
	Eligible Rehab Commercial	14 Nos.
	Provisional Rehab Commercial	6 Nos.

23.	Amenities	
	Balwadi	01 No.
	Welfare Hall	01 No.
	Yuvakendra	01 No.
	Community Hall	01 No.
	Society Office	01 No.
24.	PAP generated	46 Nos.
25.	BUA of Buildable Reservation of 'Municipal Market with Vending Zone' to be handed over	83.64
26.	BUA in lieu of cost of construction against handing over 'Municipal Market with Vending Zone' in the form of TDR =1.5 x (LR/RC) x BUA of constructed amenity	62.51

2. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
3. This Letter of Intent is valid for the period of 6 (Six) months from the date of issue. However, if IOA / CC is obtained for anyone bldg. of the project then this Letter of Intent will remain valid till validity of IOA/CC.
4. That the buildable reservation of 'Municipal Market with Vending Zone' admeasuring built up area 83.64 Sq.mt. shall be handed over to the concerned department of MCGM.
5. That the concurrence for the planning of the buildable reservation of 'Municipal Market with Vending Zone' from the concerned department of MCGM shall be submitted.
6. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below:

Plot area up to 4000 sq.mt.	→	36 months.
Plot area between 4001 to 7500 sq.mt.	→	60 months.
Plot area more than 7500 sq.mt.	→	72 months.

In case of failure to complete the project within stipulated time period the extension will be obtained from the CEO / SRA with valid reasons.

7. The IOA / Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.

8. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned FSI separately for each building, in conformity with the Regulation No. 33(10) of DCPR - 2034, in the office of the undersigned.


Yours faithfully,

3a/-

Chief Executive Officer
(Hon'ble CEO (SRA) has approved the Revised LOI) Slum Rehabilitation Authority

Copy to:

1. Deputy Collector (SRA)
2. Asst. Commissioner (M/East), MCGM
3. Dy. Chief Engineer, Development Plan, MCGM
4. H. E. of MCGM
5. I. T. Section (SRA)


Chief Executive Officer
Slum Rehabilitation Authority