



SLUM REHABILITATION AUTHORITY

No.SRA/ ENG/2575/L /PL-STGL /LOI

Date: 1 MAR 2023

1. **Architect** : Saloni A. Deodhar of M/s. Deodhar Associates.
HDIL Kaledonia,504-B,B-Wing,Sahar Road,
Opp. Vijay Nagar Society, Andheri(E),
Mumbai- 400 069.
2. **Developer** : M/s. Suchita Construction Co.
A/402, lotus, Hiranandani Garden,,
Powai, Mumbai 400 076),
3. **Society** : Suchita -A Co. Op. Hsg. Society (LTD.)

Sub.: Revised LOI for proposed S.R. Scheme on plot bearing C.T.S. No. 150(pt), 151, 151/1to7, 152, 152/1to7, 153/6,7,8 & 9, 154/11 & 12, 162B (pt.), 162B/16 to 27, 351(pt.) of Village Asalfa, Andheri Ghatkopar Link Road, Dist. Kurla, Ghatkopar (W), Mumbai – 400 084. Under the provision of Reg. No. 33(10) of DCPR 2034.

Ref.: SRA/ ENG/2575/L/PL-STGL /LOI

Madam,

With reference to the above-mentioned Slum Rehabilitation 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.

This LOI is in continuation with earlier LOI u/no. SRA/ENG/2575/L/PL-STGL/LOI dated 20/07/2014, 05/10/2015 & 30/09/2020 all the conditions mentioned in earlier LOI shall be complied with

1. 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 | Area in Sq.mt. |
|---------|--|--|
| 1. | Plot area | 1272.98 |
| 2. | Deduction for | |
| | a) D.P. road set-back area | 125.21 |
| | b) Deduction for 15% R.G (if applicable) | Nil |
| | Total | 125.21 |
| 3. | Net plot area (1-2a) | 1147.77 |
| 4. | Addition for FSI purpose 100% of 2a | 125.21 |
| 5. | Plot area for FSI (3+4) | 1272.98 |
| 6. | Permissible F.S.I. on plot. | 3.00 or upto sanctioned FSI whichever is higher. |
| 7. | Proposed Rehab BUA | 2008.43 |
| 8. | Proposed rehab Component | 2519.02 |
| 9. | Sale component Permissible. (Rehab Component x 1.10) (2519.02 x 1.10) | 2770.92 |
| 10. | Total BUA approved for the scheme (7+9) | 4779.35 |
| 11. | FSI sanctioned for the scheme (10/5) | 3.754 |
| 12. | Proposed Sale BUA in situ. | 2766.78 |
| 13. | Total FSI proposed in situ (7+12) | 4775.21 |
| 14. | FSI Consume on site (13/5) | 3.751 |
| 15. | TDR generated due to constraints (9-12) | 0.00 |
| 16. | Rehab Residence | 56 |
| 17. | Provisional PAP Residence | 05 |
| 18. | Provisional PAP Commercial. | 02 |
| 19. | Amenity proposed | 05 |
| 20. | Total | 68 |

- 2) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of land Records for sub-divided plots before obtaining C.C. for last 25% of built-up-area

Yours faithfully,




Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "L" Ward, M.C.G.M
4. H.E. of MCGM. "L" Ward, . .
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority