



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2846/S/PL/LOI

Date:

1. **Architect** : Santosh Dubey of  
M/s. Matrix, **29 SEP 2022**  
702, Marathon Max,  
Mulund Goregaon Link Road,  
Mulund (west),  
Mumbai.
2. **Developer** : M/s. Nexzone Energy Utilities LLP  
702, Marathon Max,  
Mulund Goregaon Link Road,  
Mulund (west),  
Mumbai.
3. **Society** : Seven Hills SRA C.H.S. (Prop.)

**Subject :** Issue of Revised LOI- Proposed S. R. Scheme on plot bearing C.T.S No. 12(pt.), 55, 55/1 to 14, 56, 56/1 to 7 of village Bhandup, T.P.Road, Bhandup (w), 'S' Ward, Mumbai - 400 078.

**Ref :** SRA/ ENG/2846/S/PL/LOI

Gentleman,

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.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2846/S/PL/LOI dated 06/11/2017 & 12/06/2020 shall be complied with.
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. 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	As per DCPR2034		
		Slum plot area in Sq.mt.	Non slum area in Sq.mt.	Total
1	Area of plot considered for the scheme	2584.05	397.75	2981.80
2	<b>Deductions for</b>			
	(a) Area under Set back 9.15M. wide D.P. Road.	160.46	49.03	209.49
	(b) Proposed 9.00 M. wide realignment existing Road.	421.18	348.72	769.90
	<b>Total Deductions</b>	581.64	397.75	979.39
3	Balance Area of Plot	2002.41	0.00	2002.41
6	<b>Net area for density calculation &amp;FSI computation</b>	2002.41	0.00	2002.41
7	(a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	Restricted to Sanctioned FSI	--	--
	(b) Zonal FSI + Max. permissible TDR + additional FSI by paying payment	--	--	--
8	(a) Proposed built-up area of Rehab.	3808.41	--	3808.41
9	Rehab Component	5096.81	--	5096.81
10	Sale Component ( 1.10 X Rehab Component)	5606.49	--	5606.49
11	(b) Total Sale BUA permissible in situ	5606.49	--	5606.49
12	Total sale BUA proposed to be consumed in situ	5606.49	--	5606.49
13	Total BUA sanctioned for the project (a+b)	9414.90	--	9414.90
14	FSI sanction for the scheme (13/6)	4.70	--	4.70
15	Total BUA proposed to be consumed in situ	9414.90	--	9414.90
16	Total FSI consumed in situ	4.70	--	4.70
17	TDR generated in scheme	--	--	--
18	No. of Tenements to be Rehabilitated	117 + 05 amenity	--	117 + 05



	Rehab unit -97 Commercial - 05 Balwadi-01 Welfare Center -01 Society Office -01 Community Hall - 01 Women Entrepreneurship Center - 01			amenity
19	Provisional PAP (Resi.- 1 + 1 comm.)	02	--	02
20	PAP	--	--	--

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.

Yours faithfully,

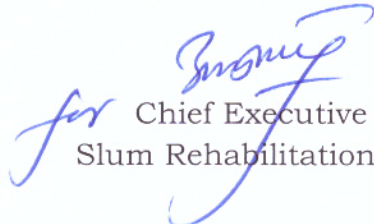
  
Chief Executive Officer  
Slum Rehabilitation Authority

**(Hon'ble CEO (SRA) has approved draft 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