

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2782/S/PL/LOI

Date:

30 DEC 2022

1. **Architect** : Santosh Dubey of  
M/s. Matrix,  
702, Marathon Max,  
Mulund Goregaon Link Road,  
Mulund (west),  
Mumbai.
2. **Developer** : M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max,  
Mulund Goregaon Link Road,  
Mulund (west),  
Mumbai.
3. **Society** : Sahajeevan Co. Op. Hsg. Soc. Ltd.

**Subject :** Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No. 15(pt.) of village Kanjur, Kranti Nagar, Tembipada Road, Bhandup (W), Mumbai.

**Ref :** SRA/ENG/2782/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/2782/S/PL/LOI dtd. 09/09/2016 & 24/01/2020 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	Slum plot
1	Area of plot considered for the scheme	4072.00
2	<b>Deductions for</b>	
	(i) Road setback area under sanctioned R.L. of 9.15 mtr.	210.72
	<b>Total Deductions</b>	210.72
3	Balance Area of Plot	3861.28
4	<b>Total area for FSI computation</b>	3861.28
5	Maximum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00/ sanctioned
6	(a) Proposed built-up area of Rehab.	6286.49
7	Area under pass. + Bal. + Soc. + W.C.+ Comm. Hall + Skill Devlp.	2871.71
8	Rehab Component	9158.20
9	Sale Component 1:1	9158.20
10	(b) Total Sale BUA permissible in situ	9158.20
11	Total sale BUA proposed to be consumed in situ	9158.20
12	Total BUA sanctioned for the project (a+b)	15444.69
13	FSI permissible on plot (11/3)	4.00
14	Total BUA proposed to be consumed in situ	15444.69
15	Total FSI consumed in situ	4.00
16	TDR generated in scheme	0.00
17	No. of Tenements to be Rehabilitated Rehab unit -177 Commercial - 10 Exist. School - 01 Balwadi-01 Welfare Center -01 Society Office -01 Community Hall - 01 Skill Development -01	193 Nos.
18	Provisional PAP (Resi.- 04 )	04 Nos.
19	Density PAP	07 Nos.

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/AGRC and if directed by Competent Court /AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.



5. That the work shall not be carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
6. That you shall submit Remarks from Electric Co. to allow Electric Substation in stilted portion of sale wing of non-composite building before further C.C.
7. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
8. 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 of 4 or 6 person considering increased lift handling capacity over a period of time.
9. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.

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,

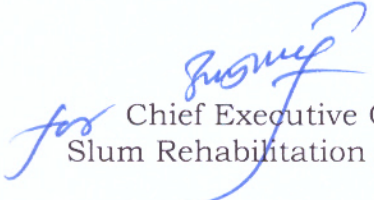
  
Chief Executive Officer  
Slum Rehabilitation Authority

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