



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2811/S/PL/LOI

Date:

10.4 JUL 2022

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, 11th floor, Opal square,
Near MIDC, Wagle Estate,
Thane (W) 400 604.
2. **Developer** : M/s. Shraddha Landmark Pvt. Ltd.
Manisha Heights Commercial,
Gr. + 1st floor, Vaishali Nagar,
Mulund (W), Mumbai- 400 080.
3. **Society** : Janta Market CHS (Ltd.) &
Janteshwar CHS (Ltd.)

Subject: Revised LOI for proposed S.R. Scheme on plot bearing CTS No. 374, 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 & 2, 384, 384/1, 385, 387, 388, 391, 391/1 to 10, 373A/37F(pt), 373A/37G(Pt), 389, 389/1 to 7, 390, 390/1 to 6, 393, 393/1 to 8, 401, 401/1 to 4, 402, 402/1 to 4 and excluding CTS No. 386 (existing temple) situated within slum plot boundary of village kanjur, Tal-Kurla, Subhasha Road, Janta Market, Bhandup (W), Mumbai., Amalgamation with CTS no.392 of village kanjur, Tal-Kurla, Subhasha Road, Janta Market, Bhandup (W), Mumbai, under regulation 33(10) for slum & 30 non-slum for which Annexure-II in not received and 33 (11) for non-slum of DCPR 2034., for Janta Market CHS (Ltd) & Janteshwar CHS (Ltd).

Ref : SRA/ENG/2811/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/2811/S/PL/LOI dtd.16/01/2021 shall be complied with.
2. That you shall submit certification of increased area i.e. 739.20 sq.mt. from Competent Authority to consider same as slum plot.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

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	Revised Scheme parameters as per proposed plans				
			Slum plot area in sq.mt.	Non slum area in sq.mt.	Non slum area in sq.mt.		
			As per reg.33 (10)	As per reg.30	As per reg.33 (11)		
1		Area of plot considered for the scheme	10740.74	357.00	739.20		
2		Deductions for	-	-	-		
	(a)	Road setback area	706.23	-	-		
	(b)	Amenity area as per reg. 14	-	-	-		
	(a)						
3		Total Deductions	706.23	-	-		
4		Balance Area of Plot	10034.51	357.00	739.20		
5		Net area for density calculation & FSI computation	10034.51	357.00	739.20		
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 FSI		
	(b)	Zonal FSI + Max. permissible TDR + additional FSI by paying payment	-	1.00	-		
	(c)	Max. BUA permissible on plot			2956.80		
7	(a)	Proposed built-up area of Rehab.	21571.02	-	-		
	(b)	Rehab Component	28142.11	-	-		
8		Sale Component (1.20 X Rehab Component)	33770.53	-	-		
	(a)	Total Sale BUA permissible in situ	33770.53	357.00	-		
9		Total sale BUA proposed to be consumed in situ	33770.53	357.00	-		
10		Total BUA sanctioned for the project	55341.55	357.00	Zonal	Free Sale	PTC
					739.20	1108.80	1108.8
11		FSI sanction for the scheme	5.52	1.00	1.00	1.50	1.50
12		Total BUA proposed to be consumed in situ	55341.55	357.00	739.20	1100.05	1100.0
13		Total FSI consumed in situ	5.52	1.00	-	-	-

14	TDR generated in scheme	-	-	-
15	No. of Tenements to be Rehabilitated Rehab unit -350 Commercial - 16 Balwadi-02 Welfare Center -02 Society Office -06 Skill development - 02 Library -02 Community hall -01	366 + 15 amenity	-	-
16	Provisional PAP (Resi- 163 + 07 comm.)	170	-	-
17	PAP/PTC	127	-	25

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,

— sd —

Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved Draft 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