



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2760/S/PL & STGL/LOI

Date:

25 MAY 2022
25 MAY 2022

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

Subject : Revised LOI for Proposed Slum Rehabilitation Scheme on land bearing CTS. No.49, 49/1 to 8, 73, 73/1 to 4, 74, 74/1 to 7 & 80 (pt) of village kanjur, Bhandup (W), Mumbai, for "Panchmukhi SRA CHS (Ltd)." under regulation 33(10) for slum & 30 non-slum of DCPR 2034.

Ref : SRA/ENG/2760/S/PL & STGL/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/2760/S/PL & STGL/LOI dtd.14/08/2018 & 09/02/2021 shall be complied with.
2. 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 proposed LOI	
		Slum plot area in sq.mt.	Non slum area in sq.mt.
1	Area of plot considered for the scheme	5512.26	1597.74
2	Deductions for	-	-
	(a) Road setback area	1931.67	740.19
	(b) Reservation of Cemetery	-	285.28
	(c) Area of Nalla	-	188.34

		Total Deductions	1931.67	1213.81
3		Balance Area of Plot	3580.59	383.93
4		Add for FSI purpose		
	(a)	Road setback area	-	-
	(b)	Reservation of Cemetery	-	285.28
	(c)	Area of Nalla	-	-
		Total Addition		285.28
5		Net area for density calculation & FSI computation	3580.59	669.21
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	-
	(b)	Zonal FSI - 1.00	-	669.21
	(c)	Road set back $740.19 \times 0.2 = 1480.38$	-	1480.38
	(d)	Nalla area	-	-
	(e)	Additional FSI by paying payment - $669.21 \times 0.50 = 334.61$	-	334.61
	(f)	Cemetery - 1 TDR - 285.28 Additional FSI - $285.28 \times 0.50 = 142.64$	-	-
7	(a)	Proposed built-up area of Rehab.	7782.32	-
	(b)	Rehab Component	10665.44	-
8		Sale Component ($1.15 \times$ Rehab Component)	12265.26	-
9		Total Sale BUA permissible in situ	12265.26	2484.20
10		Total sale BUA proposed to be consumed in situ	12265.26	2484.20
11		TDR generated in scheme	-	-
12		Total BUA sanctioned for the project	20047.58	2484.20
13		FSI sanction for the scheme	5.60	1.00 + 0.50 + twice of road set back
14		Total BUA proposed to be consumed in situ	20047.58	2484.20
15		Total FSI consumed in situ	5.60	1.00 + 0.50 + twice of road set back
16		No. of Tenements to be Rehabilitated Rehab unit -212 Balwadi-01 Welfare Center -01 Society Office -02 Skill development - 01 Library -01	212 + 06 amenity	-
17		Provisional PAP (Resi- 62 + 02 commercial)	23 - Resi + 02 Comm. = 25	-
18		PAP Generated	Nil	-

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) 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 *Zusup*
Chief Executive Officer
Slum Rehabilitation Authority