



## SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/0168/RS/PL/LOI

Date:

23 JAN 2023

1. **Architect** : Sheetal Nikhare of  
M/s. S.S. Associates,  
1103, 11<sup>th</sup> floor, Opal Square,  
Near MIDC, Wagle Estate,  
Thane (W)- 400604.
2. **Developer** : M/s. Shree Krishna Rahul Developers.  
Ramkrupa Bldg., Devji Bhimji Lane,  
Mathuradas Road, Kandivali (W)-  
Mumbai - 400 067.

**Subject** Revised LOI- Proposed S.R. Scheme under Reg. 33 (11) of DCPR  
2034 on land bearing CTS No. 386 - B of village Malad (N), Kandivali  
(W), Mumbai.

**Ref :** SRA/DDTP/0168/RS/PL/LOI

Gentleman,

With reference to the above mentioned Redevelopment 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/DDTP/0168/RS/PL/LOI dtd.10/01/2022 shall be complied with.
2. That you shall restrict the built up area meant for sale in the open market and built up area for PTC tenements as per the scheme parameters as per the statement given below.

Sr. No.	Particulars	Revised LOI Parameters ( in Sq. Mt.)
1	Area of plot considered for the scheme	2755.30
2	Deductions for Road setback area	461.38
3	Amenity as per Regulation 14	Nil
4	Total Deductions	461.38
5	Net Plot Area	2293.92
6	Addition for FSI purpose	461.38
7	Total area for FSI computation	2755.30
8	FSI permissible on Plot	4.00
9	BUA Permissible on Plot	11021.20
10	(-) Zonal Basic FSI	2755.30



11	(-) FSI for Road Setback	Nil			
12	Balance Additional FSI permissible	8265.90			
13	Permissible PTC BUA	(8265.90 X 50%) = 4132.95			
14	Permissible Sale BUA	(8265.90 X 50%) = 4132.95			
15	BUA Permissible on plot	Zonal	Free Sale	PTC	Total
		2755.30	4132.95	4132.95	11021.20
	BUA Permissible in lieu of Road Setback	Nil	--	--	Nil
16	Total BUA Permissible on plot	2755.30	4132.95	4132.95	11021.20
17	Proposed BUA under Reg. 33(11)	2755.30	4128.77	4137.13	11021.20
18	Total Sale BUA proposed	6884.07			
19	No. of Tenements proposed PTC unit – 113 + 05 Amenity	113 Nos. + 05 Amenity			

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-*

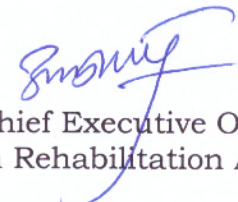
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "R/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