



SLUM REHABILITATION AUTHORITY

No.: L/STGOVT/0027/20190404/LOI

Date:

6 JUN 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. Kings Builders & Developers
Origin 108, Unit No.502,
5th floor, Bhakti Bhavan Lane,
Opp. Trupti Farsan, Bhakti Bhavan
Chembur, Mumbai 400 071.
3. **Society** : "Sion Chunabhatti Shri. Gurudattakrupa CHS
(Prop.)"

Subject Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No.295 & 373 of village Kurla-III at Hill Road, Sion Chunabhatti (E), Mumbai 400 022., for "Sion Chunabhatti Shri. Gurudattakrupa CHS (Prop.)"

Ref : L/STGOVT/0027/20190404/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. L/STGOVT/0027/20190404/LOI dtd.29/04/2021 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	Revised parameters in sq.mt.
1	Area of plot considered for the scheme	6701.00
2	Deductions for	-
	(a) Road setback area	237.57
	(b) Reservation area (Garden/park) (6463.43 X 35% = 2262.20)	2262.20
	Total Deductions	2499.77

3		Balance Area of Plot	4201.23
4		Net area for density calculation & FSI computation	4201.23
5	(a)	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4 or sanctioned FSI whichever is higher
6	(a)	Proposed built-up area of Rehab.	9234.54
	(b)	Rehab Component	12328.48
7		Sale Component (1.15 X Rehab Component)	14177.72
8	(a)	Total Sale BUA permissible in situ	14177.72
9		Total sale BUA proposed to be consumed in situ	14177.72
10		Total BUA sanctioned for the project (6 a + 7)	23412.26
11		FSI sanction for the scheme (10/4)	5.57
12		Total BUA proposed to be consumed in situ	23412.26
13		Total FSI consumed in situ	5.57
14		TDR generated in scheme	-
15		No. of Tenements to be Rehabilitated Rehab unit - 239 Commercial - 03 Balwadi- 01 Welfare Center -01 Society Office -02 Skill development - 01 Library -01 Community hall - 01 Temple - 01	242 Rehab + 8 Amenity
16		Provisional PAP (42 resi + 03 commercial)	45
17		PAP	-

3. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
4. 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 4 or 6 person considering increased lift handling capacity over a period of time.
5. 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,



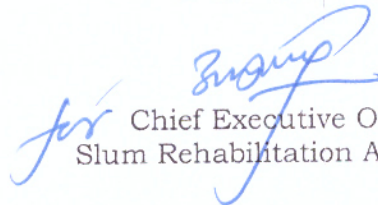
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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