

SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/1090/S/PL/LOI

Date: 26 JUL 2021

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** : Ballaleshwar C.H.S. (Ltd.)

Subject : Revised LOI- Proposed Slum Rehabilitation Scheme as per reg.33(10) for slum & 30 for non-slum of DCPR 2034 on land bearing CTS No. 893, 893/1& 894 of village Kanjur (E), Mumbai., for Ballaleshwar C.H.S. (Ltd.)

Ref : SRA/ ENG/1090/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/1090/S/PL/LOI dtd.13/05/2019 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 scheme parameters as per DCPR 2034.	
		Slum plot area in sq.mt.	Non slum area in sq.mt.
1	Area of plot considered for the scheme	761.87	85.43
2	Deductions for	-	-
	(a) Road setback area	Nil	Nil
	(b) Reservation area land component	Nil	Nil
	Total Deductions	Nil	Nil
3	Balance Area of Plot	761.87	85.43
6	Net area for density calculation & FSI computation	761.87	85.43

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

7	(a)	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00 or Restricted to sanctioned FSI	-
	(b)	Zonal FSI + Max. permissible TDR + additional FSI by paying payment	-	1.00 + 0.50 + 0.50
8	(a)	Proposed built-up area of Rehab.	1218.01	-
9		Rehab Component	1506.17	-
10		Sale Component (1.00 X Rehab Component)	1506.17	-
11	(a)	Total Sale BUA permissible in situ	1506.17	85.43 + 43.71 + 43.71
12		Total sale BUA proposed to be consumed in situ	1506.17	170.86
13		Total BUA sanctioned for the project (a+b)	2724.18	170.86
14		FSI sanction for the scheme (13/6)	3.58	2.00
15		Total BUA proposed to be consumed in situ	2724.18	170.86
16		Total FSI consumed in situ	3.58	2.00
17		TDR generated in scheme	Nil	-
18		No. of Tenements to be Rehabilitated Rehab unit -21 Commercial - 06 R/C - 02 Balwadi-01 Welfare Center -01 Society Office -01 Skill development - 01 Library -01	29 + 05 amenity	-
19		Provisional PAP (Resi- 1)	01	-
20		PAP	11	-

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,

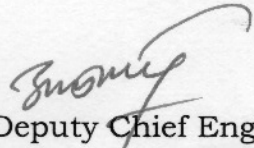
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Deputy Chief Engineer
Slum Rehabilitation Authority

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,


Deputy Chief Engineer
Slum Rehabilitation Authority