

JT/17  
05/01/22



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2715/KE/STGL/LOI

Date:

24 DEC 2021

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. Satre Infrastructure Pvt. Ltd.  
1104, 11<sup>th</sup> floor, Opal Square,  
Near MIDC, Wagle Estate,  
Thane (W) - 400604.
3. **Society** : Janta colony SRA CHS (Ltd.)

**Subject** Issue of clubbing Revised LOI- Proposed S.R. Scheme under Reg. 33 (10) of DCPR 2034 of land bearing No.186(pt), 186/1 to 10 of village Kanjur, Bhandup (W), Mumbai, for Rambhuvan SRA CHS (Prop).

**With**

Proposed Slum Rehabilitation Scheme on plot bearing C.T.S.No.163, 163/1 to 10 and 180 C village Sahar, J. B. Nagar Andheri, Mumbai, under reg. 33(10) for slum & reg.30 for non slum of DCPR 2034., for Janta colony SRA CHS (Ltd.).

**Ref :** SRA/ENG/2715/KE/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/2715/KE/STGL/LOI dtd.15/07/2016 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	Scheme parameters Before clubbing			Scheme parameters After clubbing		
		Slum plot area in sq.mt.	Non slum area in sq.mt.	Total	Slum plot area in sq.mt.	Non slum area in sq.mt.	Total
1	Area of plot considered for the scheme	1398.14	750.26	2148.40	1398.14	750.26	2148.40
2	<b>Deductions for</b>	-	-	-	-	-	-
	(a) Road setback area	Nil	Nil		Nil	Nil	
	(b) Reservation area land component	Nil	Nil		Nil	Nil	
	<b>Total Deductions</b>	Nil	Nil		Nil	Nil	
3	Balance Area of Plot	1398.14	750.26	2148.40	1398.14	750.26	2148.40
4	<b>Net area for density calculation &amp; FSI computation</b>	1398.14	750.26	2148.40	1398.14	750.26	2148.40
5	(a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3 or sanctioned FSI whichever is higher	-	-	3 or sanctioned FSI whichever is higher	-	-
	(b) Zonal FSI + Max. permissible TDR + additional FSI by paying payment	-	1.00 + 0.50 TDR + 0.50		N.A.	1.00 + 0.50 TDR + 0.50	
6	(a) Proposed built-up area of Rehab.	2250.37	-	2250.37	1416.75 (i.e. 2250.37 - 833.62)		
	(b) Rehab Component	2884.80	-	2884.80	1890.30 (i.e. 2884.80 - 994.50)		
7	Sale Component (1.00 X Rehab Component)	2884.80	-	2884.80	3718.42 (i.e. 2884.80 + 833.62)		
8	Total Sale BUA permissible in situ	2884.80	750.26 + 375.13 + 375.13	4385.32	3718.42	750.26 + 375.13 + 375.13 = 1500.52	
9	Total sale BUA proposed to be consumed in situ	2884.80	1500.52	4385.32	3718.42	1500.52	
10	Total BUA sanctioned for the project (6a+8)	5135.17	1500.52	6635.69	5135.17	1500.52	
11	FSI sanction for the scheme (10/4)	3.67	2.00	-	3.67	2.00	
12	Total BUA proposed to be consumed in situ	5135.17	1500.52	6635.69	5135.17	1500.52	
13	Total FSI consumed in situ-	3.67	2.00	-	3.67	2.00	



14		TDR generated in scheme	Nil	-	Nil	Nil	-	-
15		No. of Tenements to be Rehabilitated Rehab unit -40 Balwadi-01 Welfare Center -01 Society Office -01 Skill development - 01 Library -01 Mandir - 01	40 + 05 amenity + 01 Mandir	-	-	40 + 05 amenity + 01 Mandir	-	-
16		Provisional PAP (Resi- 4 )	04	-	-	04	-	-
17		PAP	26	-	-	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-*

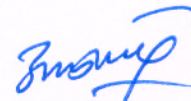
Chief Executive Officer  
Slum Rehabilitation Authority

Hon'ble CEO (SRA) Approved Draft Revised LOI.

**Copy to:**

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