



**SLUM REHABILITATION AUTHORITY**

No.: S/PVT/0156/20190610/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. UVK Builders and Developers LLP.  
1103, 11<sup>th</sup> floor, Opal Square,  
Near MIDC, Wagle Estate,  
Thane (W) – 400604.
3. **Society** : Rambhuvan SRA CHS (Prop)

**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 :** S/PVT/0156/20190610/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. S/PVT/0156/20190610/LOI dtd.30/09/2020 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)
1		Area of plot considered for the scheme	2911.00	2911.00
2		<b>Deductions for</b>	-	-
	(a)	Road setback area	1184.90	1184.90 Nil
		<b>Total Deductions</b>	1184.90	1184.90
3		Balance Area of Plot	1726.10	1726.10
4		<b>Net area for density calculation</b>	1726.10	1726.10
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	4 or sanctioned FSI whichever is higher
6	(a)	Proposed built-up area of Rehab.	3772.48	4622.14 (i.e. 3772.48 + 849.66)
	(b)	Rehab Component	5488.54	6358.68 (i.e. 5488.54 + 870.14 )
7		Permissible Sale Component (1.10 X Rehab Component)	6037.39	5187.73 (i.e. 6037.39 – 833.62 Rehab BUA – 16.04 sale BUA)
8		Total Sale BUA permissible in situ	6037.39	5187.73
9		Total sale BUA proposed to be consumed in situ	6037.39	5187.73
10		Total BUA sanctioned for the project (7 + 6-b)	9809.87	9809.87
11		FSI sanction for the scheme (10/4)	5.68	5.68
12		Total BUA proposed to be consumed in situ	9809.87	9809.87
13		Total FSI consumed in situ	5.68	5.68
14		TDR generated in scheme	Nil	Nil
15		No. of Tenements to be Rehabilitated Rehab unit -66 Commercial – 25 Balwadi-01 Welfare Center -01 Society Office -01 Skill development – 01 Library -01 Mandir - 01	92 + 05 Amenity + 01 Mandir	92 + 05 Amenity + 01 Mandir

16	Provisional PAP (Resi- 01 + 01 comm.)	02	02
17	PAP (31 + 26 = 57)	31	57

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 Chief Executive Officer  
Slum Rehabilitation Authority