



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2585/S/PL/LOI

Date: **5 APR 2022**

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, Opal Square, S.G. Barve Marg,
OPP. MIDC Thane, Wagle Estate,
Thane (W) – 400 604.
2. **Developer** : M/s. Beauty Ganraj Construction LLP.
1103, Opal Square, S.G. Barve Marg,
OPP. MIDC Thane, Wagle Estate,
Thane (W) – 400 604.
3. **Society** : “Manav SRA CHS (Ltd.)”

Subject : **Revised LOI** for Proposed S.R. Scheme on land bearing CTS No.148, 149, 149/1 of village Kanjur, Mumbai under regulation 33(10) for slum and 30 for non-slum of DCPR 2034., for Manav SRA CHS (Ltd.).

Ref : SRA/ENG/2585/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/2585/S/PL/LOI dtd.29/08/2019 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	As per proposed LOI	
		As per DCR 1991	As per DCPR 2034
		Slum plot area in sq.mt.	Non slum area in sq.mt.
1	Area of plot considered for the scheme	1638.20	1573.95
2	Deductions for		
	(a) Road setback area	215.21	161.88
	(b) Reservation area land component	13.24	232.72
	Total Deductions	228.45	394.60

3		Balance Area of Plot	1409.75	1179.35
4		Add for FSI purpose		
	(a)	Road setback area	215.21	Nil
	(b)	Reservation area land component	13.24	232.72
5		Total Addition	228.45	232.72
6		Area of plot for FSI purpose	1638.20	1412.07
7	(a)	FSI to be attained	3.00	-
	(b)	Zonal FSI + Max. permissible TDR + additional FSI by paying payment + twice road widening area	-	1.00 + 1.00 (TDR)+ 0.50 + twice road widening area
8	(a)	Proposed built-up area of Rehab.	2081.73	-
9		Rehab Component	2849.23	-
10		Sale Component (1.00 X Rehab Component)	2849.23	-
11	(a)	Total Sale BUA permissible in situ	2832.87	1412.07 + 1412.07 + 706.03 + 323.76
12		Total sale BUA proposed to be consumed in situ	2832.87	3853.93
13		Total BUA sanctioned for the project (a+b)	4930.96	3853.93
14		FSI sanction for the scheme (13/6)	3.009	1.00 + 1.00 (TDR)+ 0.50 + twice road widening area
15		Total BUA proposed to be consumed in situ	4914.60	3853.93
16		Total FSI consumed in situ	3.00	1.00 + 1.00 (TDR)+ 0.50 + twice road widening area
17		TDR generated in scheme	16.36	-
18		No. of Tenements to be Rehabilitated Rehab unit -20 Commercial – 05 R/C - 02 Balwadi-01 Welfare Center -01 Society Office -01 Skill development – 01 Library -01	57 + 03 amenity	-
19		PAP	14	-

3. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
4. 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 signed 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