



**SLUM REHABILITATION AUTHORITY**

No. : **SRA/ENG/2567/HE/STGL/LOI**

Date:

**19 JUN 2023**

- 1. Architect** : Shri. Manish Bagsariya.  
Room no.-2311, Bldg. No.-48,  
Gulmohar Chs. Ltd.,  
Opposite MIG Club, Bandra (East),  
Mumbai 400 051.
- 2. Developer** : M/S. Jayant Enterprises – S.N. Project  
Office No. 102, 1<sup>st</sup> floor, Sky Crest Building,  
Plot No. 57, Next to ICICI Bank,  
Liberty Garden Road No. 3, Malad (W),  
Mumbai-400 064.
- 3. Society** : “Subhash Nagar SRA CHS Ltd.”  
Subhash Nagar, Opp. Cardinal Graces School  
Bandra (E), Mumbai-400 051.

Sub: Revised LOI for S. R. Scheme on plot bearing CTS No. 624, 624/1 to 60, 625, 625/1 to 30, 626, 626/1 to 20, 627, 627/1 to 24, 628, 628/1 to 28 & 629 (pt.) of Village Bandra situated at Ramkrishna Paramhans Marg, Gandhi Nagar, Bandra (East), Mumbai – 400 051, “H/E” ward of MCGM.

Ref: SRA/ENG/2567/HE/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 12/08/2021 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/2567/HE/STGL/LOI dtd. 12/08/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under

**Additional Conditions:**

- 1) That you shall submit Registered Undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regards shall vest with the developer.
- 2) That the developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM (c )No (s) 1/2015.
- 3) That you shall submit certificate from the Competent Authority certifying area of rehab commercial tenements before granting OCC to composite building.
- 4) That you shall comply & abide the term & condition mentioned in Land owning Authority NOC vide u/no. सी /कार्या-३ /कावि-४१५ /२०२३ /1143 dtd. 20/01/2023.
- 5) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP)/Ch.E.(SP)/Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.
- 6) That you shall execute a registered agreement to lease and lease deed as per SRA circular no. 195 vide no. CEO/SRA/LA/2020/459 dtd. 14/09/2020.
- 7) That you shall submit the NOC for parking layout before grant of C.C.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

— Sd / —  
Chief Executive Officer  
Slum Rehabilitation Authority

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



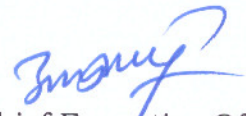
**Condition No. 3:** The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, eligibility etc. the parameters shall be got revised from time to time

**Scheme Parameters:**

Sr. No	Particulars	Area in sq. mt.
1.	Plot area	5281.60
2.	Less : Setback/DP Road Reservation of Playground	1897.00 696.85
3.	Balance Plot Area	2687.75
4.	5% Amenity Open Space	--
5.	Net plot area	2687.75
6.	Add : Setback/DP Road Reservation of Playground	1897.00 696.85
7.	Plot area for FSI	5281.60
8.	Minimum FSI to be considered for Scheme	4 or upto permissible FSI
9.	Rehabilitation BUA	8649.00
10.	Areas of Amenities including common passage	3412.09
11.	Rehabilitation Component	12061.09
12.	Sale Component (Incentive 0.95)	11458.04
13.	Total BUA permitted for project	20107.04
14.	Total FSI permitted for project	3.81
15.	BUA permissible for Sale on plot	11458.04
16.	Sale BUA proposed in-situ	11458.04
17.	Total BUA proposed to be consumed on plot.	20107.04
18.	FSI in-situ	3.81
19.	TDR generated in SR Scheme	--
20.	No. of Tenements to be Rehabilitated a. Residential b. R/C c. Commercial d. Balwadi e. Welfare Center f. Health Center g. Library h. Society office i. Community Hall	181 05 28 02 02 02 02 02 01
21.	Provisional PAP a. Residential b. R/C c. Commercial	27 01 22
22.	Additional PAP	27

**Copy to:**

1. Assistant Municipal Commissioner 'H/E' ward
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA).

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority