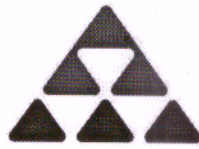


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SLUM REHABILITATION AUTHORITY

No.: KW/MHADA/0005/20220707/LOI

Date:

19 APR 2023

1. **Architect** : Shri. Amar C. Solanki of M/s. Re-Form Consultants. 802-B, Grande Palladium, Near Mercedes Benz Showroom, Metro Estate, 175 CST Road, Kalina, Santacruz (East), Mumbai-400 098.
2. **Developer** : M/s. A. S. Hightech LLP.
16, Koteswar palace, Near Garvare House, Jiva Mahal Marg, Andheri (E), Mumbai-69.
3. **Society:** : "Sugam & Singh SRA Co-Op. Hsg. Soc.(Prop)."
CTS No. 410/C/1 (pt), 435, 435/1 to 147, 441 (pt), 443 (pt), 443/1 to 7, of Village Oshiwara, Singh housing Colony, Opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai - 400 102.

Sub : Issue of Revised LOI- Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR, 2034 on plot bearing CTS No. 410/C/1 (pt), 435, 435/1 to 147, 441 (pt), 443 (pt), 443/1 to 7, of Village Oshiwara, Singh housing Colony, Opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai - 400 102.

Ref : KW/MHADA/0005/20220707/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** subject to the following conditions.

1. That all condition of LOI issued under no. KW/MHADA/0005/20220707/LOI dated 26.08.2022 shall be continued.
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.	Particular	Proposed Revised LOI Scheme Parameters in sq. mt.
1	Area of slum plot / slum	22037.10
2	Deductions for a) Road Set back area b) Reservations if any Adhar kendra (603.75x20%=120.75/4=30.19) c) AOS	6462.56 30.19 284.67
3	Balance area (1-2)	15259.68
4	Deductions for 15 % R.G. (if applicable)	---
5	Net area of plot for computation of T/S density.	15259.68
6	Addition for FSI purpose. 2 (a to c) above	6777.42
7	Total Plot Area for FSI Purposed	22037.10
8	Max. in situ Permissible F.S.I.	4.00 or Sanction FSI Whichever is more
9	Land rate/ Rate of construction= 60,750/30,250 = 2.00 (1-hectare up to 5 hectare)	Permissible incentive BUA on plot is 1.20 as per DCPR 2034.
10	Rehab Built up area	31681.21
11	Passage & Amenity area	25301.49
12	Rehab Component	56982.70
13	Sale Component	56982.70 x 1.20
13 (a)	Total sale Component	68379.24
14	Total BUA sanctioned for project	100060.45
15	Total FSI sanctioned for Project	4.540
16	Sale BUA permissible in situ	68379.24
17	A) Nos. of slum dwellers to be re-accommodated	
	Rehab Residential -	19 nos
	Provisional Rehab Residential -	110 nos
	Rehab Comm.	nil
	Provisional Comm.	627 nos.
	Provisional R/C	nil
	Religions	nil
	Ex. Amenities	nil
	B) Amenities to be provided	
	Balwadi	05 nos.
	Welfare Centre	05 nos.
	Society Office	13 nos.
	Amenity-I	05 nos.
	Amenity-II	05 nos.
	Community hall	01 nos.
18	Nos. of PAP	480 nos.
19	A) BUA of buildable reservation	120.75
	B) Area of non-buildable reservation	6747.23

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 DCPR 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) has approved the Revised LOI)

Copy to:

1. Assistant Mun. Commissioner, "K/W" Ward, M.C.G.M.
- ✓ 2. I.T. Section (SRA), to publish this Revised LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority