



SLUM REHABILITATION AUTHORITY

NO.: SRA/ENG/980/GN/ML/LOI

Date:

7 FEB 2024

To,

- 1. Architect** : Shri. Anand V. Dhokay
F-63, "Palm Acres",
Mahatma Phule Road,
Mulund(E), Mumbai-400081.
- 2. Developer** : M/s. Anil Kaslay & Co.
F.P. no. 569 of T.P.S.IV Mahim Division,
Nikamwadi, Masjid Gully,
Dadar (W), Mumbai - 400 028.
- 3. Society** : "Bhawani SRA CHS Ltd".

Subject : Revised LOI for Proposed S.R. Scheme on plot bearing F.P. No. 569(pt) of TPS IV, Mahim Division, Nikamwadi, Masjid gully, Dadar (W), G/North Ward, Mumbai-400 028 for "Bhawani SRA CHSL".

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing F.P.No.569(pt) of TPS IV, Mahim Division, Nikamwadi, Masjid Gully, Dadar (West), G/North ward, Mumbai - 400 028 for "Bhawani SRA CHSL". this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI of 4.46** (Four Point Four Six FSI) in accordance with Regulation No.33(10) of DCPR 2034 subject to the following conditions.

This LOI is issued in continuation with the earlier LOI issued under even No. SRA/ENG/980/GN/ML/LOI dtd. 02/01/2010. It stands modified with respect to the conditions mentioned herein below:

Condition No.13 :-

That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the following scheme parameters.

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The salient features of the scheme are as under:

Sr. No.	Description	Area (In sq.mt.)
1	Plot Area	3166.59
2	Deductions for Road Set Back	70.65
3	Net plot area	3095.94
4	Addition for FSI purpose (2 + 3)	70.65
5	Plot area for FSI Computation (3 + 4)	3166.59
6	FSI Permissible on plot	4.00
7	Total BUA permissible on plot	12666.36
8	Total proposed Rehab BUA	6045.97
9	Area under Common passages, Society offices, Welfare centers, Balwadi	2017.53
10	Rehab Component	8063.50
11	Sale Component ratio as per LR/RC	1.00
12	Total Permissible Sale Component	8063.50
13	Total BUA Permissible for scheme	14109.47
14	FSI sanctioned for the scheme	4.46
15	Nos. of tenements to be accommodated Rehab Residential- 169 Rehab Commercial- 15 Rehab R/C- 02 Balwadi - 01 Welfare Centre - 01 Society Office - 02 Additional Amenity - 02	192
16	No. of PAP Generated in the scheme	22

Condition No.23 :-

That the rehabilitation component of scheme shall include.

- a) 169 Numbers of Residential tenements.
- b) 15 Numbers of commercial tenements.
- c) 02 Numbers of R/C.
- d) 01 Numbers of Balwadi.
- e) 01 Numbers of Welfare Center.
- f) 02 Numbers of Society Office.
- g) 02 Additional Amenity
- h) 22 Numbers of PAP

All the conditions mentioned in earlier LOI dated 02/01/2010 remains

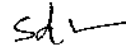
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That the following Additional Condition shall be complied with:-

- i. That you shall comply with conditions mentioned in the Circular No. 209, 210 & 213 and submit an undertaking before asking Amended Plans for Composite Building.
- ii. That you shall handover 22 nos. of PAP generated in the scheme to Estate Manager (SRA) within one month from date of occupation certificate.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I., in conformity with the Regulation No. 33 (10) of DCPR 2034, in the office of the undersigned.

Yours faithfully,

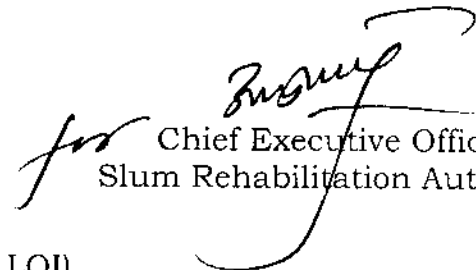


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, G/N Ward, MCGM.
3. Addl./Dy. Collector of G/N Mumbai City/MSD etc. as applicable.
4. Chief Engineer (Development Plan), MCGM.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority

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