

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/739/L/STGL/LOI

Date:

. Architect

Shri. Arif L Shah

2 6 JUL 202**2**1

M/s. Atharva Consultants

9/429, Bhagyodaya, Kher Nagar, Western Express Highway, Bandra (E), Mumbai-

400 051.

2. Developer

M/s. Regal Builders & Developers

1st Floor, White House Building, S. G. Barve Marg, Kurla (W),

Mumbai - 400 070.

3. Society

"Budha Vihar SRA CHS Ltd."

C.T.S. No. 462(pt), 462/145 to 218, 463(pt), 463/628 to 763, 464(pt) & 464/1 to 102 of village Kurla-II at S. G. Barve

Marg, Kurla (W), Mumbai - 400 070.

Subject:

Revised Letter of Intent of S.R. Scheme on plot bearing C.T.S. No. 462(pt), 462/145 to 218, 463(pt), 463/628 to 763, 464(pt) & 464/1 to 102 of village Kurla-II at S. G. Barve Marg, Kurla (W),

Mumbai – 400 070.

Ref

SRA/ENG/739/L/STGL/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 approval to the scheme in the form of this **Revised Letter of Intent** (LOI) under the provision of DCR-1991, subject to the following conditions;

- 1. All the conditions of the LOI dated 10/11/2004 remain valid and conditions shall be complied with except the revised scheme parameters.
- 2. That you shall submit revised E.E. (T & C) NOC from MCGM before asking further C.C. to wing C & D of the composite building.
- 3. That you shall submit revised Civil Aviation NOC from Airport Authority before asking further C.C. to wing C & D of the composite building.
- 4. That you shall submit revised NOC from Reliance Energy/Electrical co. before asking further C.C. to wing C & D of the composite building.
- 5. 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.

## SRA/ENG/739/L/STGL/LOI

The revised Scheme Parameter/FSI & rehab tenements are as under;

Plot area considered for proposal   5598.60	Sr. No.		DESCRIPTION	Revision of LOI	
Deduction:   a)   Road Set-Back   2071.42   3527.18   4   Less 15 % R.G.   -   -		Plot	area considered for proposal	5598 60	
Road Set-Back   2071.42					
3       Balance Plot Area (1-2)       3527.18         4       Less 15 % R.G.       -         5       Balance Area of Plot (3-4)       3527.18         6       Addition for FSI Purpose       2071.42         7       Plot area for FSI Purpose (5+6)       5598.60         3398.16       2200.44         8       Max F.S.I. Permissible on plot       3.00       4.00         9       Max. Built up Area Permissible in situ (7x8)       10194.48       8801.76         10       Rehabilitation FSI       9742.55         11       Rehabilitation Component as per DCR 33(10)       11208.36         12       Sale Component as per DCR 33(10)       11208.36         13       Total BUA approved for the Scheme (10+12)       20950.91         14       F.S.I. sanctioned for the scheme (13/7)       3.74         15       Sale BUA Permissible in-situ (9-10)       9253.69         16       Sale BUA proposed in situ       5978.66         17       Total BUA proposed to be consumed in-situ (10+16)       15721.21         18       FSI to be consumed in-situ. (17/7)       2.81         No. of Eligible Slum Dwellers to be accommodated       i. Residential       01         iii. Residential       03				2071.42	
Less 15 % R.G.	3	, I			
6       Addition for FSI Purpose       2071.42         7       Plot area for FSI Purpose (5+6)       5598.60         3398.16       2200.44         8       Max F.S.I. Permissible on plot       3.00       4.00         9       Max. Built up Area Permissible in situ (7x8)       10194.48       8801.76         10       Rehabilitation FSI       9742.55         11       Rehabilitation Component as per DCR 33(10)       11208.36         12       Sale Component as per DCR 33(10)       11208.36         13       Total BUA approved for the Scheme (10+12)       20950.91         14       F.S.I. sanctioned for the scheme (13/7)       3.74         15       Sale BUA Permissible in-situ (9-10)       9253.69         16       Sale BUA proposed in situ       5978.66         17       Total BUA proposed to be consumed in-situ (10+16)       15721.21         18       FSI to be consumed in-situ. (17/7)       2.81         No. of Eligible Slum Dwellers to be accommodated       i. Residential       01         iii. Residential       03         20       Provisional PAP's for Non-Eligible Slum Dwellers       150         21       Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M       2071.42         22	4	` '			_
Flot area for FSI Purpose (5+6)       5598.60         3398.16       2200.44         8       Max F.S.I. Permissible on plot       3.00       4.00         9       Max. Built up Area Permissible in situ (7x8)       10194.48       8801.76         10       Rehabilitation FSI       18996.24         10       Rehabilitation Component as per DCR 33(10)       11208.36         11       Rehabilitation Component as per DCR 33(10)       11208.36         12       Sale Component as per DCR 33(10)       11208.36         13       Total BUA approved for the Scheme (10+12)       20950.91         14       F.S.I. sanctioned for the scheme (13/7)       3.74         15       Sale BUA Permissible in-situ (9-10)       9253.69         16       Sale BUA proposed in situ       5978.66         17       Total BUA proposed to be consumed in-situ (10+16)       15721.21         18       FSI to be consumed in-situ. (17/7)       2.81         No. of Eligible Slum Dwellers to be accommodated       i. Residential       01         iii. Residential Cum Commercial       01         iii. Residential Cum Commercial       03         20       Provisional PAP's for Non-Eligible Slum Dwellers       150         21       Unbuildable Reser	5	Bala	ance Area of Plot (3-4)	3527.18	
Solution   Solution	6	Add	ition for FSI Purpose	2071.42	
8         Max F.S.I. Permissible on plot         3.00         4.00           9         Max. Built up Area Permissible in situ (7x8)         10194.48         8801.76           10         Rehabilitation FSI         9742.55           11         Rehabilitation Component as per DCR 33(10)         11208.36           12         Sale Component as per DCR 33(10)         11208.36           13         Total BUA approved for the Scheme (10+12)         20950.91           14         F.S.I. sanctioned for the scheme (13/7)         3.74           15         Sale BUA Permissible in-situ (9-10)         9253.69           16         Sale BUA proposed in situ         5978.66           17         Total BUA proposed to be consumed in-situ (10+16)         15721.21           18         FSI to be consumed in-situ. (17/7)         2.81           No. of Eligible Slum Dwellers to be accommodated         i. Residential         248           ii. Residential Cum Commercial         01           iii. Residential Cum Commercial         03           20         Provisional PAP's for Non-Eligible Slum Dwellers         150           21         Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M         2071.42           22         Total TDR Generated in the Scheme. (12 - 16)         5229.70	7	Plot area for FSI Purpose (5+6)		5598.60	
Max. Built up Area Permissible in situ (7x8)   10194.48   8801.76			4 12	3398.16	2200.44
18996.24   10   Rehabilitation FSI   9742.55   11   Rehabilitation Component as per DCR 33(10)   11208.36   12   Sale Component as per DCR 33(10)   11208.36   13   Total BUA approved for the Scheme (10+12)   20950.91   14   F.S.I. sanctioned for the scheme (13/7)   3.74   15   Sale BUA Permissible in-situ (9-10)   9253.69   16   Sale BUA proposed in situ   5978.66   17   Total BUA proposed to be consumed in-situ (10+16)   18   FSI to be consumed in-situ. (17/7)   2.81   No. of Eligible Slum Dwellers to be accommodated   i.   Residential   248   ii.   Residential Cum Commercial   01   iii.   Commercial   03   20   Provisional PAP's for Non-Eligible Slum Dwellers   150   21   Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M   22   Total TDR Generated in the Scheme. (12-16)   5229.70	8	Max	F.S.I. Permissible on plot	3.00	4.00
10       Rehabilitation FSI       9742.55         11       Rehabilitation Component as per DCR 33(10)       11208.36         12       Sale Component as per DCR 33(10)       11208.36         13       Total BUA approved for the Scheme (10+12)       20950.91         14       F.S.I. sanctioned for the scheme (13/7)       3.74         15       Sale BUA Permissible in-situ (9-10)       9253.69         16       Sale BUA proposed in situ       5978.66         17       Total BUA proposed to be consumed in-situ (10+16)       15721.21         18       FSI to be consumed in-situ. (17/7)       2.81         No. of Eligible Slum Dwellers to be accommodated       i. Residential       248         ii. Residential Cum Commercial       01       03         20       Provisional PAP's for Non-Eligible Slum Dwellers       150         21       Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M       2071.42         22       Total TDR Generated in the Scheme. (12 - 16)       5229.70	9	Max. Built up Area Permissible in situ (7x8)		10194.48	8801.76
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16 Sale BUA proposed in situ 17 Total BUA proposed to be consumed in-situ (10+16) 18 FSI to be consumed in-situ. (17/7) 2.81  No. of Eligible Slum Dwellers to be accommodated  i. Residential ii. Residential Cum Commercial iii. Commercial iii. Commercial 20 Provisional PAP's for Non-Eligible Slum Dwellers 21 Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M 22 Total TDR Generated in the Scheme. (12-16) 5229.70	14	, , ,		74	
Total BUA proposed to be consumed in-situ (10+16)  18 FSI to be consumed in-situ. (17/7)  No. of Eligible Slum Dwellers to be accommodated  i. Residential ii. Residential Cum Commercial iii. Commercial  O1 iii. Commercial  O3  20 Provisional PAP's for Non-Eligible Slum Dwellers  150  21 Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M  22 Total TDR Generated in the Scheme. (12 -16)  5229.70	15	Sale BUA Permissible in-situ (9-10) 9253.69		3.69	
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i. Residential 248  ii. Residential Cum Commercial 01  iii. Commercial 03  20 Provisional PAP's for Non-Eligible Slum Dwellers 150  21 Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M  22 Total TDR Generated in the Scheme. (12 -16) 5229.70	18	FSI to be consumed in-situ. (17/7) 2.81		81	
ii. Residential Cum Commercial  iii. Commercial  O1  viii. Commercial  O3  Provisional PAP's for Non-Eligible Slum Dwellers  150  Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M  Total TDR Generated in the Scheme. (12 -16)  5229.70	19	No. of Eligible Slum Dwellers to be accommodated			
ii. Residential Cum Commercial 01 iii. Commercial 03  20 Provisional PAP's for Non-Eligible Slum Dwellers 150  21 Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M  22 Total TDR Generated in the Scheme. (12 -16) 5229.70		i.	Residential	248	
20Provisional PAP's for Non-Eligible Slum Dwellers15021Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M2071.4222Total TDR Generated in the Scheme. (12 -16)5229.70		ii.	Residential Cum Commercial	01	
21 Unbuildable Reservation i.e. Road Set-back Area to be handed over to M.C.G.M  22 Total TDR Generated in the Scheme. (12 -16) 5229.70		iii.	Commercial	03	
to be handed over to M.C.G.M  22 Total TDR Generated in the Scheme. (12 -16)  5229.70	20	Prov	isional PAP's for Non-Eligible Slum Dwellers	150	
	21				
23 TDR already released in the scheme 925.00	22	Tota	Total TDR Generated in the Scheme. (12 -16) 5229.70		9.70
	23	TDR already released in the scheme 925.00			

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 upto amended DCR of 1991.

Yours faithfully,

(Hon'ble CEO(SRA) had approved LOI)

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Chief Executive Officer Slum Rehabilitation Authority

## SRA/ENG/739/L/STGL/LOI

## Copy to:

- 1. Assistant Municipal Commissioner, MCGM
- 2. Additional Collector, MSD of Mumbai etc. as applicable
- 3. Chief Engineer (Development Plan), M.C.G.M.
- 4. Deputy Collector (SRA) Copy for information to take further necessary action as per circular no. 37
- 5. A H.E. of MCGM
- 6. I.T. Section (SRA), to publish this LOI on SRA website

Chief Executive Officer
Slum Rehabilitation Authority