



SLUM REHABILITATION AUTHORITY

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

Date:

26 JUL 2022

1. **Architect** : Shri. Arif L Shah
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

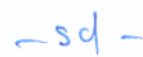
The revised Scheme Parameter/FSI & rehab tenements are as under;

| Sr. No. | DESCRIPTION | Revision of LOI | |
|---------|--|-----------------|---------|
| 1 | Plot area considered for proposal | 5598.60 | |
| 2 | Deduction: | | |
| | a) 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 |
| | | 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) | 15721.21 | |
| 18 | FSI to be consumed in-situ. (17/7) | 2.81 | |
| | No. of Eligible Slum Dwellers to be accommodated | | |
| 19 | 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 | 2071.42 | |
| 22 | Total TDR Generated in the Scheme. (12 -16) | 5229.70 | |
| 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)


 Chief Executive Officer
 Slum Rehabilitation Authority

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. H.E. of MCGM
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website

 Chief Executive Officer
Slum Rehabilitation Authority