

SLUM REHABILITATION AUTHORITY

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

Date: **15 JAN 2024**

1. **Architect:** Shri Arif shah of M/s. Atharva Consultants
9/429, Bhagyoday, 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.

Sub:- Scheme 1: Slum Rehabilitation Scheme under reg 33(10) of DCPR 2034 on Plot bearing CTS 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.

by clubbing it with

Scheme 2: Slum Rehabilitation Scheme under Reg 33(11) of DCPR 2034 on the plot Bearing CTS No. 87 of village-Ismalia, Tal-Andheri, Hindu Friends Society Road, Jogeshwari (E) Mumbai-400 058.

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 and continuation to LOI dated 26/07/2022 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** for the Scheme No.2 subject to the following conditions.

1. The built-up area for sale and PTC shall be as per the following scheme parameters.

Sr. No.	Description	Parameters as per Revised LOI dated 26/07/2022
1.	Plot area considered for proposal	5598.60
2.	Deduction: a) Road setback	2071.42

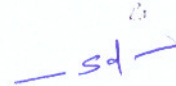
3.	Balance plot area (1-2)	3527.18
4.	Less 15% R.G.	-
5.	Balance area of plot (3-4)	3527.18
6.	Addition for FSI purpose	2071.42
7.	Plot area for FSI purpose (5+6)	5598.60
8.	Max FSI permissible on plot	3398.16 2200.44
9.	Max built up area permissible in situ (7 x 8)	3.00 4.00
		10194.48 8801.76
		18996.24
10.	Rehabilitation FSI	9742.55
11.	Rehabilitation component as per Reg. 33 (10) of DCPR 1991	11208.36
12.	Sale component as per Reg. 33(10) of DCR-1991	11208.36
13.	Total BUA approved for the scheme (10+12)	20950.91
14.	FSI sanctioned for the scheme (13/7)	3.74
15.	Sale BUA permissible in situ (9 - 10)	9253.69
16.	a) Sale BUA proposed in situ	5221.77
	b) Proposed PTC tenement	755.25
	c) Total sale BUA	5978.66
	d) Total sale BUA area proposed	5977.02
17.	Total BUA proposed to be consumed in situ (10+16c)	15721.21
18.	FSI to be consumed in situ (17/7)	2.81
19.	No. of Eligible slum dwellers to be accommodated	
	i. Residential	248
	ii Residential cum Commercial	01
	iii Commercial	03
	iv PTC	22
20.	Provisional PAP's for Non-eligible slum dwellers	150
21.	Non-Buildable Reservation i.e. road set-back area to be handed over to MCGM	2071.42
22.	Total TDR generated in the scheme (12-16c)	5229.70
	i. TDR already released in the scheme vide letter No. SRA/ENG/739/STGL/LOI dated 03/06/2006	3125.00

Additional Conditions:-

2. That you shall handover 22 nos. of PTC tenements and Amenities proposed in S.R. Scheme 1 under subject matter before OCC to equivalent sale BUA in S.R. Scheme under reference.
3. That you shall comply all the conditions given in circular 213 regarding measures to be taken to control the environmental pollution due to building construction activities.

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 DCPR-2034 in the office of the undersigned

Yours faithfully,

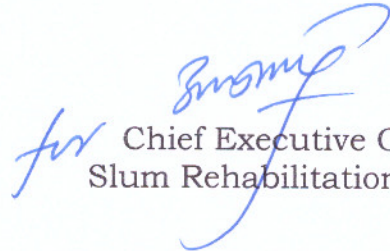


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "L" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.
8. Society: "Budha Vihar CHS. Ltd."



for Chief Executive Officer
Slum Rehabilitation Authority