



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/726/GN/ML/LOI

Date:

18 'AUG 2022

- Architect** : Shri. Jatin Bhuta
of M/s. Jatin Bhuta & Associates
A/3, Pranav C.H.S., 2nd Floor,
Building No.44, Gandhi Nagar,
Bandra East, Mumbai- 400051
- Developer** : M/s. Sree Kamatchi Construction
322, The Summit Business Bay,
3rd floor, near WEH Metro Station,
Andheri Kurla Road, Andheri (E),
Mumbai - 400092
- Society** : Prince Park SRA CHS Ltd.
- Subject** : Issue of Revised LOI for Slum Rehabilitation Scheme
on plot bearing C.S. Nos. 461 (Pt), 501 (Pt), 505 (Pt),
667 (Pt) & 1/667 (Pt) of Dharavi Division situated at
Kranti Nagar, Near Kala Killa, in G/North ward,
Dharavi, Mumbai- 400017.
- Reference** : SRA/ENG/726/GN/ML/LOI.

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme, and on the basis of documents submitted by applicant and in continuation to earlier LOI dated 28/12/2012, this office is pleased to issue this revised **Letter of Intent (LOI)** subject to the following conditions.

1. That all the conditions of LOI under No. SRA/ENG/726/GN/ML/LOI dated 28/12/2012 shall be complied.
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.
3. That you shall maintain and protect the open space around Kala-Killa as per registered undertaking dated 03/03/2022 submitted towards DRP

Sr. No.	Particular	Earlier approved Area in Sq. Mts.	Now Proposed area in Sq. Mtr.
1	Area of Plot for FSI	2695.38	2695.38
2	Deduction for: a) Road set back area b) Reservation if any (Open Space Reservation to be handed over to DRP)	Nil 817.07	Nil Nil
3	Net Plot Area(1-2)	1878.31	2695.38
4	Total Plot Area for FSI Purpose	1878.31	2695.38
5	Permissible FSI on plot	4.00	4.00
6	Permissible Built Up Area on plot (4 x 5)	7513.24	10781.52
7	Rehab Built Up Area for FSI	5021.89	6048.78
8	Area of Balwadi, welfare centre, society office and common Passage	2959.02	3827.39
9	Rehab Component (7 + 8)	7980.91	9876.17
10	Sale Component [(9) X Zonal FSI (1.333)]	10638.55	13164.93
11	Total BUA approved for Scheme (Rehab + Sale) (7 + 10)	15660.44	19213.71
12	FSI Sanctioned for Scheme (11/4)	8.337	7.128
13	Sale Built Up Area Proposed In-Situ	2439.24	1629.80
14	Total BUA In-Situ (Rehab + Sale) (7 + 13)	7460.26	7678.58
15	No. of Eligible Tenements	208	208
16	No. of PAP	Nil	Nil
17	Total TDR Generated in the Scheme	8199.31	11535.13
18	TDR Already Released	7215.00	7215.00
19	TDR Balance	984.31	4320.13
20	TDR Requested by Developer	984.31	4320.13

4. That you shall submit completion certificate from SWD department of MCGM.

5. That the remaining conditions of LOI and IOA shall be duly complied with.

If applicant Architect/Developer/Society is agreeable to all these conditions, then they may submit proposal for approval of plans separately for composite building, in conformity with the D.C.R of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully

sdr

Chief Executive Officer &
Officer on Special Duty (DRP)
Slum Rehabilitation Authority

(Hon'ble CEO & OSD (DRP) SRA has approved the LOI)

Copy to:

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

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Chief Executive Officer &
Officer on Special Duty (DRP)
Slum Rehabilitation Authority