

SLUM REHABILITATION AUTHORITY

No.: K-E/PVT/0231/20171218/LOI

Date: **24 AUG 2023**

To,

1. **Architect** : Shri. Manish Bagsariya.
M/s. Jiyani Consultancy LLP,
802, 8th floor, Shiv Mudra CHSL,
Nanda Patkar Road,
Vile parle (East), Mumbai- 400 068.
2. **Developer** : M/s. Arihant Enterprise.
105, New Krishna Niwas,
Above Vasai Vikas Bank,
Roshan Nagar Road, Borivali (W)
Mumbai- 400 092.
3. **Society** : "Hariom CHS (Prop.)"
Village Mogra, Andheri (E),
Mumbai-400 097.

Sub.: Proposed S. R. Scheme on plot bearing C.T.S. No. 127 A & 127 B of village Mogra, Andheri (K-E), Mumbai 400 097, for "Hariom Siddhivinayak SRA CHS Ltd." under Reg. 33(10) for Slum plot & Reg. 30 for Non- Slum plot of DCPR-2034.

Ref. : K-E/PVT/0231/20171218/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number K-E/PVT/0231/20171218/LOI dtd. 18/07/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 3: 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.

The salient features of the scheme are as under:

Sr. No	Particulars	Area in Sq.mt.		
		Slum	Non-Slum	Total
1.	Plot area	884.25	377.25	1261.50
2.	Less : Setback/DP Road	254.00	15.80	269.80
3.	Balance Plot Area	630.25	361.45	991.70
4.	5% Amenity Open Space	--	--	--
5.	Net plot area	630.25	361.45	991.70
6.	Add : Setback/DP Road	254.00	--	254.00
7.	Plot area for FSI	884.25	361.45	1245.70
8.	Permissible FSI on Plot	--	1.00	--
9.	Additional 50% FSI as per Reg. 30 (50% of 361.45)	--	180.73	180.73
10.	FSI credit available by TDR (100% of 361.45 as plot fronting to 27.45 mt. road)	--	361.45	361.45
11.	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034 for plot abutting Road 13.40 mt.	4 or upto permissible FSI	--	--
12.	Total BUA considering 4 FSI for slum plot	3537.00	--	3537.00
13.	Rehabilitation BUA	1491.03	--	1491.03
14.	Areas of Amenities including common passage	554.93	--	554.93
15.	Rehabilitation Component	2045.96	--	2045.96
16.	Sale Component (Incentive 1.00)	2045.96	903.63	2949.59
17.	Total BUA permitted for project	3536.99	903.63	4440.62
18.	Total FSI permitted for project	4.00	2.50	--
19.	BUA permissible for Sale on plot	2045.96	903.63	2949.59
20.	Total BUA proposed to be consumed on plot.	3536.99	903.63	4440.62
21.	FSI in-situ	4.00	2.50	--
22.	TDR generated in the Scheme	Nil	Nil	Nil
23.	No. of Tenements to be Rehabilitated			
	a. Residential	24	--	24
	b. R/C	02	--	02
	c. Commercial	22	--	22
	d. Balwadi	01	--	01
	e. Welfare Center	01	--	01
	f. Anganwadi	01	--	01
	g. Library	01	--	01
	h. Society office	01	--	01
24.	Provisional PAP	02		02
25.	PAP	05	--	05
	02 nos. as per clause 3.12(A)			
	03 nos. as per clause 3.12(B)			

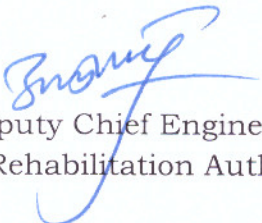
If applicant Society/Developer/L.S. are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

-sd-
Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner, "K/E" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no. 37.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.


Deputy Chief Engineer
Slum Rehabilitation Authority