



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/425/PN/STGL/LOI

Date: - 6 APR 2023

1. **Architect** : Shri. Manoj Vishwakarma of
M/s. DOT Architects
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.
M.K. Marg, Kalanagar, Bandra (E),
Mumbai - 400051.
2. **Developer** : M/s. DOTOM Realestate
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.
M.K. Marg, Kalanagar, Bandra (E),
Mumbai - 400051.
3. **Society** : Shakti SRA CHS Ltd." & "Kandivali Bharatratna
Dr. Babasaheb Ambedkar CHS Ltd.

Subject: Revised LOI for the S. R. Scheme on plot bearing C.T.S. No. 6A(pt.), Survey No. 263(pt.) of Village Malvani, at Bhabrekar Nagar, Malad (W), Mumbai for "Shakti SRA CHS Ltd." & "Kandivali Bharatratna Dr. Babasaheb Ambedkar CHS Ltd."

Reference: SRA/ ENG/425/PN/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 6A(pt.), Survey No. 263(pt.) of Village Malvani, at Bhabrekar Nagar, Malad (W), Mumbai for "Shakti SRA CHS Ltd." & "Kandivali Bharatratna Dr. Babasaheb Ambedkar CHS Ltd.", this office is pleased to inform you that, this **Revised Letter of Intent** are considered and approved for the sanctioned **FSI of 4.264 (Four Point Two Six Four Only)** in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

This Revised LOI is in continuation with the earlier LOI issued u/No. SRA/ ENG/425/PN/STGL/LOI dated 01/11/2021 with conditions as per DCPR-2034.

SRA/ ENG/425/PN/STGL/LOI

1. 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.	Particular	Now Proposed Slum plot in Sq. Mt.
1	Area of slum plot	25623.17
2	Deductions for a) Set back of existing D.P. Road b) Health complex reservation c) Primary secondary school reservation	1647.75 781.12 45.50 23148.80
3	Net area of plot for computation of t/s density (1-2)	25623.17
4	Total plot area for FSI purpose (2+3)	4.00 or sanction FSI
5	Min. FSI permissible on plot	102492.68
6	Min. Permissible Built Up Area on plot (4x5)	42635.36
7	Rehab Built up area	12879.99
8	Common Pass. & Amenity structure	55530.99
9	Rehab component (7 + 8)	66637.19
10	Sale component (9 x 1.20)	109272.55
11	Total BUA approved for the Scheme (7+10)	4.264
12	FSI sanctioned for the scheme (11+4)	66637.19
13	Sale BUA permissible in situ (10)	1119 Nos.
14	Nos. of slum dwellers to be re-accommodated Rehab Residential Residential Cum Comm. Rehab Comm. Provisional Residential PAP Provisional Commercial PAP Provisional Residential Cum Comm. PAP Protected PAP Provisional Open Structure PAP	890 Nos. 36 Nos. 12 Nos. 133 Nos. 11 Nos. 03 Nos. 33 Nos. 01 Nos.
15	Amenities Balwadi Welfare center Skill Development center Library Society office Community Hall	40 Nos. 06 Nos. 06 Nos. 06Nos. 06Nos. 15 Nos. 01 Nos.
16	Nos. of PAP generated in the scheme	393 Nos.
17	Spill over TDR, If generated	Nil

2. This Revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act.1872.
3. **Details of land ownership:** As per P.R. Cards & remarks from DSLR (Borivali) the land bearing 6A(pt.), Survey No. 263(pt.) of Village Malvani, at Bhabrekar Nagar, Malad (W), Mumbai belongs to State Government of Maharashtra.

SRA/ ENG/425/PN/STGL/LOI

4. **Details to access:** As per D.P. remarks 2034 the slum plot is directly accessible from 18.30 Mt. wide existing Road (2 Nos.).
5. **Details of D. P. Remarks:** As per D.P. Remarks 2034, the plot under reference is affected by reservation of Rehabilitation & resettlement 2.1, Existing Government Hospital EH 2.1 & Existing primary & secondary School- E.E. 1.2 with set-back of 18.30 Mtr. Existing road (2 Nos.) with E.P. -PN39 (i.e. re-alignment proposed to be sanctioned as per Sec. 30 of MRTPA act 1966) & 1 Nos. of proposed D.P. Road having width of 18.30 Mtr. Wide. Also there is existing road without measurement shown in D.P. 2034.
6. That you shall submit NOC for parking from E.E.(T&C) MCGM & CFO before granting further C.C. to the Sale wing 'U' of Sale Building No. 02 in the S.R. Scheme under reference.

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 new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

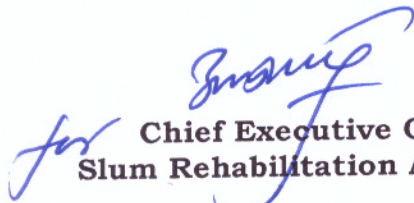
Yours faithfully,


**Chief Executive Officer
Slum Rehabilitation Authority**

(Hon'ble CEO (SRA) has approved Revised LOI)

Copy to:

1. Municipal Commissioner, MCGM
2. Collector Mumbai (Suburban)/A.C.(Estate) MCGM
3. Addl. Collector (Ench./Rem.) Mumbai Suburban
4. Chief Engineer (Development Plan), MCGM
5. Assistant Commissioner "P/North" Ward of MCGM
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website


**for Chief Executive Officer
Slum Rehabilitation Authority**