



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2985/FN/STGL&ML/LOI

Date: **123 MAR 2022**

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. Sejal Shakti Realtors LLP.
Sejal Encasa, 173/174, S.V. Road,
Opp: Bata Show Room, Kandivali (W)
Mumbai - 400067
3. **Society** : Nirmal Nagar Co. Op. Hsg. Soc. (prop.).

Subject: Revised LOI for the S. R. Scheme on plot bearing C.S. No. 6 (pt.), 16(pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

Reference: SRA/ENG/2985/FN/STGL & ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. No. 6 (pt.), 16(pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd., this office is pleased to inform you that, this **Revised Letter of Intent** are considered and approved for the sanctioned **FSI of 5.607 (Five Point Six Zero Seven 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 Revised LOI issued u/No. SRA/ENG/2985/FN/STGL&ML/LOI dated 20/05/2019

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.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai- 400051

4. Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in

5. E-mail : info@sra.gov.in

The salient features of the scheme are as under:

Sr. No.	Particular	Now proposed
1	Plot Area	26376.38
2	Deductions for	
	a. Garden Park (ROS 1.5)	255.43
	b. Reservoir (EMS 5.1)	326.52
	c. Reservoir (EMS 5.1) + Municipal Staff Quarter (ER 1.1)	556.60
	Total	1138.55
3	Net area of plot for computation of t/s density (1-2)	25237.83
4	Gross Plot area considered for FSI (2+3)	26376.38
5	Rehab Built up area	58321.40
6	Common Pass. & Amenity structure	16329.19
7	Rehab component (8 + 9)	74650.59
8	Sale component (7 x 1.20)	89580.70
9	Total BUA approved for the Scheme (5+8)	147902.10
10	FSI sanctioned for the scheme (9+4)	5.607
11	Sale BUA permissible in situ	89580.70
12	Total Sale Fungible Permissible (11 x 35%)	31353.25
13	Sale permissible in situ including Fungible FSI (11+12)	120933.95
14	Nos. of slum dwellers to be re-accommodated	
	Rehab Residential	1628 Nos.
	Residential Cum Comm.	01 Nos.
	Rehab Comm.	75 Nos.
	Existing Religious Structures	07 Nos.
15	Amenities	
	Balwadi	07 Nos.
	Welfare center	07 Nos.
	Yuva Kendra	07 Nos.
	Health Center	07 Nos.
	Community Hall	01 Nos.
	Society office	17 Nos.
16	Nos. of PAP generated in the scheme	Nil
17	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 remarks from DSLR (Mumbai City) the land bearing C. S. No. 6 (Pt.), 16 (Pt.) to 21 (Pt.) of Salt Pan Division belongs to State Government of Maharashtra & C. S. No. 12 (Pt.) of Sion Division belongs to MCGM.
4. **Details to access:** As per Survey Remarks and D. P. remarks 2034 the plot under reference derives access from proposed 27.41 Mtrs. Wide D.P. Road.

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5. **Details of D. P. Remarks:** As per the D. P. Remarks 2034, the plot for S. R. Scheme under reference falls in Residential zone. having reservations of Garden Park (ROS 1.5), Reservoir (EMS 5.1) & Reservoir + Municipal Staff Quarter (EMS 5.1 + ER 1.1), Green Belt (ROS 2.7), Monorail buffer, and High Tension Power Lines above Green Belt (ROS 2.7) & it is affected by the 27.41 Mtrs. wide D. P. Road & Road having undefined width.
6. You shall provide charging station for electric vehicle as per MCGM letter u/no. CHE/DP/17328/Gen dt. 09/12/2021.

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,

Sd/-

**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

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


**Chief Executive Officer
Slum Rehabilitation Authority**