



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1164/N/PL/LOI

Date: 30 AUG 2022

- 1. Licensed Surveyor:** **Shri. Naresh Patil,**  
M/s. Arcvishan Infratech Ltd.  
46/2263, Suprabhat CHSL, Near MHADA Office,  
Gandhi Nagar, Bandra (E), Mumbai – 400 051.
- 2. Developer :** **M/s. Rameshwar Enterprises.**  
2, Chandra Rashmi, 1<sup>st</sup> Floor, R. B. Mehta Marg,  
Ghatkopar (East), Mumbai – 400 077.
- 3. Society :** **Jay Santoshi Mata Co-op. Hsg. Soc. Ltd.**  
CTS No. 1973(part) of Village Ghatkopar-Kirol  
situated at Golibar Road, Near Sarvodaya  
Hospital, Ghatkopar (West), Mumbai..

Sub: Proposed Revised LOI as per new DCPR-2034 for proposed under Reg. 33(10) on plot bearing CTS No. 1973(part) of Village Ghatkopar-Kirol situated at Golibar Road, Near Sarvodaya Hospital, Ghatkopar (West), Mumbai.

Ref : SRA/ENG/1164/N/PL/LOI.

Gentleman,

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

1. That the all conditions of LOI Under No. SRA/ENG/1164/N/PL/LOI Revised LOI Dated 28/05/2010, 19/05/2016 & Further Revised LOI Dated 11/03/2021 shall be complied with.
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.

**The salient features of sachem are as under**

| Sr. No. | Description   | Proposed LOI as per DCPR-2034 |
|---------|---|-------------------------------|
| 1.      | Area of plot considered for the scheme.   | 2595.00                       |
| 2.      | Deductions for.   |                               |
|         | Set back Area   | Nil                           |
|         | Reservation   | Nil                           |
| 3.      | Total Deductions  | Nil                           |
| 4.      | Balance Area of Plot. (1 - 3)   | 2595.00                       |
| 5.      | Total area for FSI computation.   | 2595.00                       |
| 6.      | Minimum FSI to be Consider as per Clause 3.8 of Reg.33(10) of DCPR-2034   | Sanctioned FSI                |
| 7.      | Total Built up area Considering 3.00 FSI. (5x6)   | Sanctioned BUA                |
| 8.      | Proposed built-up area of Rehab.  | 4304.62                       |
| 9.      | Rehab Component.  | 5190.06                       |
| 10.     | Sale Built-up Area<br><i>Incentive FSI : 1.10 upto 0.40 Ha.</i><br><i>Land Rate as per R.R 2020 -21 : Rs. 47190/-</i><br><i>Construction Rate as per R.R. 2020-21 : Rs. 30250/- ( 9 x 1.10)</i> | 5709.07                       |
| 11.     | Total permissible BUA for the project. (8+10)   | 10013.69                      |
| 12.     | Total Sale BUA proposed in situ.  | 3760.67                       |
| 13.     | Balance sale BUA proposed to be consumed in situ.   | 38.40                         |
| 14.     | Total proposed sale BUA for in situ.  | 3760.07                       |
| 15.     | Total BUA to be proposed in situ. (8+14)  | 8103.69                       |
| 16.     | FSI Proposed to be consumed/ in situ. (14/1)  | 3.123                         |
| 17.     | TDR Generated (10 -14)  | 1910.00                       |
| 18.     | TDR to be Released.   | 1910.00                       |
| 19.     | A) Nos. of slum dwellers to be re accommodated.   |                               |
|         | Rehab Residential (Eligible) – nos.   |                               |
|         | Existing Balwadi (eligible)   |                               |
|         | Rehab Commercial (Eligible) – nos.  |                               |
|         | Total   |                               |
|         | B) Amenities to be provided.  |                               |
|         | Balwadi   |                               |
|         | Welfare Center  |                               |
|         | Society Office  |                               |
|         | Yuvakendra  |                               |
|         | Women Skill Centre  |                               |

3. This LOI is issued on the basis of documents submitted by the applicant if any of the document submitted by L.S / 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 /L.S./ Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
4. The IOA / Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval

If applicants Society / Developer / Architect are agreeable to all there conditions, than may submit proposal for approval of plans separately for each building in conformity with the modified DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully

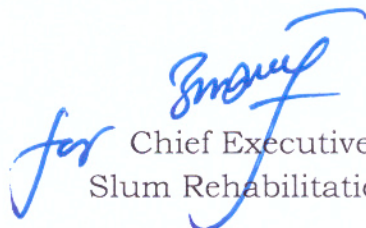
Sd/-

Chief Executive Officer  
Slum Rehabilitation Authority

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

Copy To:

1. Additional Collector Enc. & Removal Eastern Suburbs.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "N" Ward, M.C.G.M.
4. Dy. Chief Engineer, Development Plan, M.C.G.M.
5. D. Collector (SRA) – Copy for information.
- ✓ 6. I.T Section (SRA), to publish this LOI on SRA website.
7. Estate manager (SRA).

  
for Chief Executive Officer  
Slum Rehabilitation Authority