

## SLUM REHABILITATION AUTHORITY

SRA/ENG/2657/PS/STGL/LOI

Date: 07 FEB 2024

1. **Architect** : Mr. Nikhil Mahajan of  
M/s. Prism Architects & Interior Designers,  
Office No. 114 - 116, 1<sup>st</sup> floor,  
Corporate Avenue, Sonawala Road,  
Goregaon (E), Mumbai - 400 063.
2. **Developer** : M/s. I. M. Buildcon Pvt. Ltd.  
Office No. 809 - 811, 8<sup>th</sup> floor,  
Corporate Avenue, Sonawala Road,  
Goregaon (E), Mumbai - 400 063.
3. **Society** : "Aakar Nirman S.R.A Co. Op. Hsg. Soc. Ltd".

Subject: Grant of Revised LOI for S. R. Scheme under Regulation 33(10) and Regulation 30 of DCPR 2034 on plot bearing C.T.S. No 18(pt.), 36A/1(pt.), 36A/2(pt.), 38A & 62A/7 of Village Dindoshi, Taluka Malad, Mukadam Compound, Sahakar wadi, G.M. Link Road, 'P/South' Ward of M.C.G.M, Goregaon (E), Mumbai 400 063.

Reference:- Revised LOI issued u/No. SRA/ENG/2657/PS/STGL/LOI dated 09/05/2019 & 08/07/2022.

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to inform you that this **Revised Letter of Intent (LOI)** is considered and approved subject to the following conditions:

This LOI is issued in continuation with the earlier Revised LOI issued under No. SRA/ENG/2657/PS/STGL/LOI dated 09/05/2019 & 08/07/2022. It stands modified with respect to the conditions mentioned herein below:



**No. SRA/ENG/2657/PS/STGL/LOI****1. 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.	Description	Now Proposed		
		Slum Plot (in sq.mtr.)	Non-Slum plot (in sq.mtr.)	Total (in sq.mtr.)
1	Area of plot	3622.500	483.62	4106.120
2	Deduction:			
	a. 5% Amenity Open Space	---	24.662	24.662
	b. D.P. Road Setback (27.45 mt.).	21.691	---	21.691
	c. Buildable Reservation of Municipal Chowky (RMS 1.2) & Municipal Facilities (RMS 1.3)	53.198	---	53.198
	d. Area not in possession / encroachment	20.85	---	20.85
3	Net plot area (1 - 2)	3526.761	458.958	3985.719
4	Plot area for FSI (3 + 2 (a + b + c))	3601.650	458.958	4060.608
5	Max. FSI permissible on plot (4 above)	4.00	2.40	4.0 or sanctioned FSI whichever is more for Slum plot & 2.40 for Non-slum plot
6	Max. BUA permissible on plot (4 x 5)	14406.60	1101.499	15508.099
7	Rehab BUA	7533.331	---	7533.331
8	Common passage area	2048.727	---	2048.727
9	Amenity tenements area	181.314	---	181.314
10	Rehabilitation Component (7+8+9)	9763.372	---	9763.372
11	Sale component (10)	9763.372	---	9763.372
12	Total BUA sanctioned for project (7 + 11)	17296.703	--	17296.703
13	FSI sanctioned for Project (12 / 4)	4.802	2.40	4.802 for Slum plot 2.40 for Non-slum plot



**No. SRA/ENG/2657/PS/STGL/LOI**

14	Total Sale BUA Permissible (11 above)	9763.372	1101.499	10864.871
15	Addl. BUA / Construction TDR against Built-up Amenity	124.458	---	124.458
16	Max Sale BUA permissible in situ (14 + 15)	9887.83	1101.499	10989.329
17	TDR, if any	Nil	--	Nil
18	Nos. of slum dwellers to be re- accommodated a. Resi. - 43 No. b. R/C - 02 No. c. Comm. - 71 No. d. Prov. Resi. - 12 No. e. Prov. Comm. - 25 No.	153 No.	--	153 No.
19	No. of Amenities a. Anganwadi - 01 No. b. Balwadi - 01 No. c. Wel. Center - 01 No. d. Yuva Kendra - 01 No. e. Soc. Office - 02 No.	06 No.	---	06 No.
20	PAP generated in the scheme	113 No.	---	113 No.

**Other conditions:**

1. That you shall submit revised layout approval before asking OCC to Sale building No. 02.
2. That you shall submit revised CFO NOC before asking O.C.C to the Composite building.
3. That you shall comply all the condition of SRA Circular No. 209, 210 & 213.

All other conditions mentioned in the earlier revised LOI dated 09/05/2019 & 08/07/2022 are intact.

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 modified D.C.P Regulations of 2034 in the office of the undersigned within 90 days from receipt of this revised LOI.

Yours faithfully,



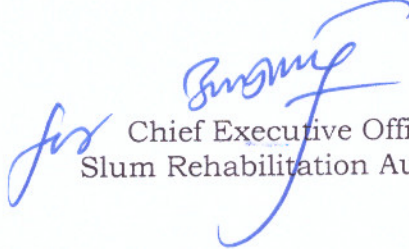
Chief Executive Officer  
Slum Rehabilitation Authority

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

**No. SRA/ENG/2657/PS/STGL/LOI**

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "P/South" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA) – Copy for information to take further necessary action as per Circular No.37.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

 Chief Executive Officer  
Slum Rehabilitation Authority