



## SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/197/ L /PL /LOI

Date: **26 NOV 2021**

1. **Architect** : Shri. Niranjan P. Gangolli  
1003, The View, Opp. Powai Lake,  
A.S. Marg, Powai, Mumbai -400 076.
2. **Developer** : Shri. Jatin M. Sheth  
501, Janmabhoomi Chambers, 29,  
Walchand Hirchand Marg,  
Ballard Estate, Mumbai- 400 038.

**Sub:** Revised LOI for proposed Slum Rehabilitation Scheme under clause No.3.11 of Regulation 33(10) of DCPR-2034 on plot bearing CTS No. 20A, 19(pt.) & 50A/19 of village Chandivali, 'L' Ward, Mumbai-400072.

**Ref:** SRA/DDTP/197/L/PL/LOI.

Gentleman,

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

1. That all conditions mentioned in Letter of Intent issued under No. SRA/DDTP/197/L/PL/LOI dtd. 20/02/2020 shall be complied with.
2. The built up area for PAP building shall be as per the following scheme parameters. In the event of change in area of plot, the parameters shall be got revised from time to time.



**THE SALIENT FEATURES OF THE SCHEME ARE AS UNDER:**

<b>Sr. No.</b>	<b>Description</b>	<b>Revised scheme parameters</b>	<b>LOI</b>
1.	Gross area of plot	4257.04	
2.	<u>Deduction for FSI purpose</u> a) Set back area for Road	31.91	
3.	Balance area of plot	4225.13	
4.	Less Amenity	Nil	
5.	Net area of plot	4225.13	
6.	<u>Additions for FSI purpose</u> a) Set back area for Road	31.91	
7.	Area of plot for FSI purpose (5) + (6)	4257.04	
8.	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034 for plot abutting Road width 18.30 mt.	4.00	
9.	Maximum BUA permissible on plot considering minimum FSI 4.00- (7 x 8)	17028.16	
10.	PAP BUA for FSI purposed	16991.87	
11.	Proposed Area for Amenity ( Balwadi, Welfare Centre, Society Office, library , Health Centre, Community Centre ) Passages –counted as Rehab Component	7781.24	
12.	Proposed BUA including Rehab Component ( 10+11)	24773.11	
13.	Construction TDR 30250/98610 X 1.50 X 24773.11 X 1.35	15388.98	
14.	BUA sanctioned for the Scheme (10 + 13)	32380.85	
15.	FSI sanctioned for the Scheme (14 / 7 )	7.61	
16.	Land TDR	8514.08	
17.	In-situ sale BUA – Sale	NIL	
18.	Total BUA proposed to be consumed on plot	16991.87	
19.	FSI proposed to be consumed on plot (10 / 7 )	3.99	

If applicants 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 DCPR 2034 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) as approved the revised LOI)

**Copy.**

1. Municipal Commissioner, of MCGM.
2. Assistant Commissioner, 'L' Ward M.C.G.M.
3. Collector Mumbai City/Mumbai Suburban District.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website

Chief Executive Officer  
Slum Rehabilitation Authority