



SLUM REHABILITATION AUTHORITY

No. SRA/CHE/102/GS/ML/LOI

Date: 27 MAR 2024

- 1. Licensed Surveyor :** Shri Rajesh R. Khandeparkar
of V. S. Vaidya & Associates,
437, Hind Rajasthan Bldg., D. P. Road,
Dadar (E), Mumbai 400 014.
- 2. Developer :** M/s. JP Infra Spaces Private Limited.
(Formerly known as M/s. Vihaan Construction &
Infrastructure Pvt. Ltd).
4th Floor, Viraj Tower, Western Express Highway,
Near WEH Metro Station,
Andheri (East), Mumbai - 400 093
- 3. Society :** "Worli Siddhivinayak (SRA) CHS Ltd."

Sub.: Revised LOI under DCPR-2034 for proposed Slum Rehabilitation Scheme of Worli Siddhivinayak (SRA) CHS Ltd. on land bearing C.S. no. 930(pt.), Plot no. 75(pt), Worli Hill Estate Scheme no. 58, B.G. Kher Marg, Worli, Mumbai - 400018.

Ref.: SRA/CHE/102/GS/ML/LOI

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Schemes and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the S. R. Scheme in the form of this Revised Letter of Intent (LOI) subject to the following conditions:

1. That all the relevant conditions of revised LOI issued u/no. SRA/CHE/102/GS/ML/LOI dated 22/07/2022 shall continue and 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 the scheme plot or the number of huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Particulars	Now Proposed Scheme Parameters
1.	Area of Slum plot/ Scheme plot as per Certified Annexure -II	1833.57
2.	Deduction for proposed DP road /Setback	120.88
3.	Area of DP reservation ROS 1.5 (RG) deducted from scheme plot	154.21
4.	Net plot area for density purpose	1558.48
5.	Amenity Area as per Reg. 14A of DCPR-2034	Nil
6.	Total Plot Area for FSI purpose	1833.57
7.	Maximum Permissible FSI on plot.	4.00 or sanctioned FSI whichever is more
8.	Max. Permissible BUA	7334.28 or sanctioned BUA whichever is more
9.	Rehab BUA	4143.04
10.	Rehab Component proposed to be sanctioned in the scheme	7690.76
11.	Incentive Factor (Now based on ASR April 2019 to March 2020)	0.90
12.	Permissible Sale Component in the Scheme.	6921.68
13.	Total BUA to be sanctioned for the Scheme. (9 +12)	11064.72
14.	Total FSI sanctioned for the Scheme. (13/6)	5.95
15.	In situ Sale Proposed	6484.94
16.	In situ BUA proposed	10965.35
17.	In situ FSI consumed	6.03
18.	Nos. of slum dwellers to be re-accommodated	
a	Rehab Resi. t/s	11
b	Prov. Resi. PAP t/s as per Cl. 3.12(C)	13
c	Rehab Comm. t/s	04
d	Prov. Comm. PAP t/s as per Cl. 3.12(C)	--
e	Prov. Comm T/s for Rehab Comm Considered in Sale	08
19.	Nos of Resi. PAP T/s generated in the scheme (as per Cl. 3.12(A))	77
20.	Total nos. of t/s	113
21.	Amenities to be provided	

Sr. No.	Particulars	Now Proposed Scheme Parameters
	Balwadi	01
	Welfare Hall	01
	Amenity no.1	01
	Amenity no. 2	01
	Society Office	02
22.	Total nos. of t/s with amenity	119
23.	BUA of buildable reservation	Nil
24.	Area of non-buildable reservation to be handed over to BMC	154.21
25.	TDR Generated if any	Nil

3. That you shall submit NOC from CFO, BMC for the proposed building (Sale wing-A & Rehab wing-B) before granting Plinth C.C.
4. That you shall submit NOC from E.E.(T&C), BMC/ Traffic Consultant for manoeuvring, parking layout on proposed podium in building (Sale wing-A & Rehab wing-B) before granting Plinth C.C.
5. That you shall submit NOC from Ch. Eng. (M. & E.) before granting plinth CC to the bldg. u/ref.
6. That you shall comply the conditions of the SRA circular no.122.
7. That you shall submit the NOC from Civil Aviation Authority before asking for plinth CC of the building in the scheme u/ref.
8. That you shall submit the consent of office bearers of the Society as per SRA Circular No.140 regarding, location and size of shop before issue of IOA to the proposed building in the S.R. scheme u/ref.
9. That the C.C.to the last 25% of the permissible Sale BUA is restricted till carved out area of DP reservation of ROS 1.5 to be handed over to the BMC and the same is to be transferred in the name of BMC in the revenue records.
10. That you shall submit the demarcation and certification of the area of DP 2034 reservation of ROS 1.5 affecting the subject S.R. scheme from

BMC/Concerned Authority before asking plinth CC for proposed building in the scheme u/r.

11. That the Registered Undertaking from the Developer shall be submitted for the following:-
- i) Not misuse the refuge area, fitness center and open to sky terrace garden.
 - ii) Not misusing the society office for any other purpose than specified or for not creating any third-party interest in whatsoever manner of Rehab building/wing.
12. That you shall comply all the conditions of SRA circular No.209,210, 211, 212, 213, 214 ,215, 216 and 217.

If applicant Society/Developer/L.S./Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the D.C.P. Regulations of 2034 amended till date, in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,

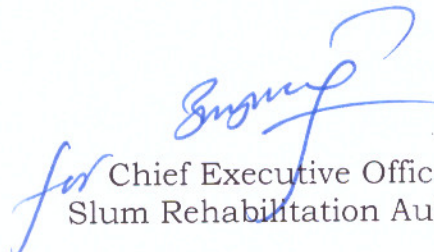


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, BMC.
2. A.C., 'G/South' Ward, BMC.
3. H.E. of BMC.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority