

IT



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2925/PN/PL/LOI

Date: **23 JUN 2022**

- Architect** : Shri. Rasik P. Hingoo of
M/s. Rasik P. Hingoo Associates,
Office 106, Pagrav, Next to Patkar College,
S.V. Road, Goregoan (W), Mumbai- 400 062.
- Developer** : M/s. Siddhivinayak Developers Kurar
Office No.14, 2nd floor, Sujata bldg., Above
Malad Bank, Rani Sati Marg, Malad(E),
Mumbai-97.
- Society** : "Ekta SRA CHS (Prop.) &
Ekta-2 SRA CHS (prop)."

Sub.: Issue of revised LOI for the proposed S.R. Scheme on Slum plot bearing CTS no. 451, 452, 452/1 to 12, 453(pt.), 454 and Non Slum plot bearing CTS No. 278/E/3 & 453(pt) of Village-Kurar, Taluka-Borivali, Mumbai for "Ekta SRA CHS (prop) & Ekta-2 SRA CHS (prop)" under reg. 33(10) and reg. 33(11) of DCPR-2034.

Ref. : SRA/ENG/2925/PN/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme, and on basis of documents submitted by applicant and in continuation to earlier LOI dated 28/06/2021, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the conditions of LOI u/no. SRA/ENG/2925/PN/PL/LOI dated 28/06/2021 shall be complied.
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.

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The salient features of the scheme are as under:

Sr. No	Description	SLUM PLOT (Area in sq.mt.)	NON-SLUM PLOT (Area in sq.mt.)	Total
		33(10)	33(11)	
1	Area of plot	1760.00	896.90	2656.90
2	Deduction for			
	a) Setback area of Roads	24.11	406.69	430.80
3	Balance plot area	1735.89	490.21	2226.10
4	Net area of plot for computation of t/s. density.	1735.89	-	-
5	Addition for FSI	24.11	-	24.11
6	Total Plot Area for FSI Purpose	1760.00	490.21	2250.21
7	Permissible BUA on road setback as per Reg. 30 read with Reg. 32 (setback area 406.69 x 2)	-	813.38	813.38
8	Permissible BUA for PTC (Total permissible BUA - Zonal FSI - Road setback BUA)/2)		83.52 {i.e.(1470.63 - 490.21 - 813.38)= 167.04/2}	83.52
9	Permissible F.S.I.	4.00 or sanctioned FSI whichever more	3.00	-
10	BUA permissible	7040.00 or sanctioned BUA	1470.63 (Zonal-490.21 + Setback FSI-813.38 +Incentive sale FSI- 83.52 + PTC FSI-83.52)	8510.63
11	Rehab BUA	3824.18	-	3824.18
12	Rehab passages & Amenity Area	2634.74	-	2634.74
13	Rehab Component	6458.92	-	6458.92
14	Sale Component (11 x Incentive BUA-1.10)	7104.81	1387.11 (Zonal FSI + Road set back BUA + BUA in lieu of PTC)	8491.92

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15	Total BUA sanctioned for the project	10928.99	1470.63	12399.62
16	Total BUA sanctioned for the project	6.20	3.00	-
17	PTC component proposed	-	102.63	102.63
18	<i>Sale BUA permissible in-situ</i>	<i>7104.81</i>	<i>1368.00</i>	<i>8472.81</i>
19	TDR generated in scheme	-	-	-
20	No. of Rehab t/s. as per Reg. 33(10)			
	• Rehab Residential	48 nos.	-	48 nos.
	• Rehab Resi. cum Com. (R/C)	01 no.	-	01 no.
	• Rehab Commercial	10 nos.	-	10 nos.
21	Provisional PAP as against non-eligible tenements			
	i) Rehab Residential	14 nos.	-	14 nos.
	ii) Rehab Commercial	02 nos.	-	02 nos.
22	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	42 nos.	-	42 nos.
23	PTC tenements	-	03 nos.	03 nos.
24	• Balwadi	01 no.	-	01 no.
	• Welfare Center	01 no.	-	01 no.
	• Society Office	01 no.	-	01 no.
	• Fitness Center	01 no.	-	01 no.
	• Library	01 no.	-	01 no.
25	A) BUA of buildable reservation	-	-	-
	B) Area of non-buildable reservation			
	• Setback of Road	24.11	406.69	430.80

3. That you shall submit NOC from CFO before further CC to the composite building.
4. That you shall submit NOC/Remarks from Electric supply Co. regarding size & location before further CC of composite building.
5. That you shall submit N.O.C from E.E. (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking or NOC's as stipulated in EODB Circular. structural stability certificate from Registered structural engineer for mechanical parking arrangement before granting Further CC to the composite building.

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6. That you shall submit environmental clearance before granting CC for area beyond 20,000 sq. mtr. as per policy.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they 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,

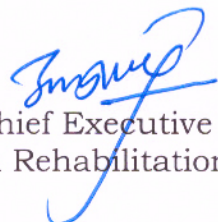
sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "P/N" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority