



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/975/KW/PL/LOI

Date:

30 DEC 2022

1. **Architect :** Shri. Sachin Jadhav of M/s. 'Ken Assist.
56/2571, Sanman Co.Op. Housing Socieity,
Behind Maharashtra Bank, Bandra (East)
Mumbai- 400 051.
2. **Developer:** M/s. M.M. Developers,
402, The Central Shell colony road,
Chembur (East), Mumbai- 400 071.
3. **Society:** "Devine Mercy SRA CHS. (Prop.)".

Subject : **Scheme-I** : Revised Letter of Intent in S. R. Scheme under Reg. 33(10) on plot bearing CTS No. 505 & 505/1 to 3, Village Ambivali, Taluka Andheri, at Kevanipada Dawoodbaug Road, Andheri (W), K/W ward, Mumbai.

Clubbing with

Scheme- II : Revised Letter of Intent in S. R. Scheme under Re. 33(10) on Plot bearing CTS Nos. 67 & 67/1 to 43 of village Mogra at Ranewadi, Jogeshwari (E), K/E ward, Mumbai.

Ref: SRA/ENG/975/KW/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to revised LOI dated 02/04/2018 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/975/KW/PL/LOI dtd. 02/04/2018 and conditions mentioned therein will be continued, only the following conditions stands modified as under -

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, eligibility etc. the parameters shall be got revised from time to time.

Sr. No.	Description	Proposed parameters After Clubbing
1.	Gross plot area for S.R. Scheme	518.10
2.	Total Deduction for	
(i)	Any Reservation (DP-PG 999.54 x 35%)	
(ii)	Road set-back area	42.77
(iii)	Total (i + ii)	42.77
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034	475.33
4.	Addition for FSI purpose (as per DCR,1991)	42.77
5.	Total plot area for FSI purpose	518.10
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00/ sanctioned FSI, whichever is higher
6a	Incentive FSI : 1:1 i.e. plot upto 0.40 Ha.	1:1
7.	Permissible BUA on the plot (5 x 6)	1554.30
8.	Rehab Built up area/ FSI (excluding areas under staircase & common passage) (PAP BUA interchanged to Sale BUA)	704.45 - 293.04 411.41
9.	Common Passage & Amenity Area	94.01
10.	Rehabilitation Component (Rehab FSI + common passage + Amenity area) (PAP BUA interchanged to Sale component)	834.62 - 329.20 505.42
11.	Sale BUA permissible in-situ	834.62 + 329.20 1163.82
12.	Sale BUA proposed in-situ	1160.37
13.	Total BUA sanctioned for the Scheme (8 + 12)	1571.78
14.	Total FSI sanctioned for the scheme	3.03
15.	TDR generated in the scheme	--
16.	No. of Eligible slum dwellers to be accommodated in scheme.	11 Nos.
17.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034.	01 No.
18.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	12 Nos. - 10 Nos. = 2 Nos. (10 Nos. of PAP's interchanged out of this & 2 Nos. of PAP's will be proposed in this scheme u/r.)

Additional Conditions:

1. That you shall pay premium as unearned income at the rate of 30% of sale interchanged BUA before IOA (i.e. 50% at the time of issue amended IOA in S.R. scheme of K/E ward and 50% at the time of issue amended IOA in S.R. scheme of K/W ward).
2. That you shall issue amended plan & re-endorsement of C.C. after completion of shifted PAP's at scheme-II of Jai Bhavani SRA CHSL.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the DCPR-2034 of Regulation No. 33(10) in the office of the undersigned

Yours faithfully,



Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "K/W" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer
Slum Rehabilitation Authority