

78/26
05/11/2022



Slum Rehabilitation Authority

Administrative Bldg., Anant Kanekar Marg,
Bandra (East), Mumbai 400 051.

No. SRA/ENG/2219/N/PL&MCGM/LOI

Date: 20 DEC 2021

1. **Architect** : Shri. Samoon F. Rassiwala
of M/s. Samoon & Associates
8A, 3rd Floor, New Sethna Building,
214-218, Princess Street,
Opp. Wadia Fire Temple,
Mumbai - 400 002
2. **Developer** : M/s. Ratan Builders
202, Neelyog Square, R. B. Mehta Road,
Patel Chowk, Mumbai - 400 075.
3. **Society** : "Sadbhavana (SRA) CHS Ltd"
"New Trimurti (SRA) CHS Ltd" &
"Om Chaitanya Gagangiri Maharaj CHS Ltd."
Ghatkopar (W), Mumbai

Sub: Revised LOI of S.R. Scheme on plot bearing C.T.S. Nos. 3990(pt), 3996, 3997(pt.), 3998, 3999, 4000, 4001, 4002(pt.) & 4002A of Village Ghatkopar Kirol, at, Ghatkopar (W), Mumbai -400 086 for 'Sadbhavna (SRA) CHS (Ltd)' 'New Trimurti (SRA) CHS (Ltd)' & 'Om Chaitanya Gagangiri Maharaj (SRA) CHS'

Ref.: SRA/ENG/1778/N/PL/LOI, SRA/ENG/2219/N/PL&MCGM/LOI
& SRA/ENG/1779/N/PL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. Nos. 3990(pt), 3996, 3997(pt), 3998, 3999, 4000, 4001, 4002(pt) & 4002A of Village Ghatkopar Kirol, Ghatkopar (W), Mumbai 400 086 for Sadbhavna (SRA) CHS Ltd, New Trimurti (SRA) CHS Ltd. & Om Chaitanya Gagangiri Maharaj (SRA) CHS Ltd., this office is pleased to inform you that this **Revised Letter of Intent** is considered and

approved for the sanctioned FSI of **4.20 (Four point Two Zero)** on **Slum Plot** and FSI of **1.00 (One point Zero Zero)** on **Non Slum Plot** in accordance with provisions of Reg.33(10) of D.C.P.R. 2034.

This revised Letter of Intent is issued in continuation with the earlier Letter of Intent issued under even No. dtd. 21/08/2019 and conditions mentioned therein will be continued only the following condition stands modified as under:

1. That you shall restrict the built-up area meant for sale in the open market and built-up area of rehabilitation as per the scheme parameters Annexed herewith.

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 area in sq.mt.
1	Area of the plot	24686.44	2572.61	27259.05
2	Deductions:			
	i) Road Set back (45.70 mt.)	1965.42	--	1965.42
	ii) 15.25 mt. D.P. Road as per D.P. 2034 (Earlier Railway Reservation)	3848.47	--	3848.47
	iii) Play Ground (35% of area under reservation 2063.60 sq.mt.)	722.26	--	722.26
	iv) Municipal Primary School (MAP)	325.00	--	325.00
	v) Road Set back (13.40 mt.)	1605.93	--	1605.93
	vi) BBD (to be carved out)	168.40	--	168.40
	Total	8635.48		8635.48
3.	Net plot area (1 – 2)	16050.96	2572.61	18623.57
4.	Additions for FSI purpose:			
	i) Road Set back (45.70 mt.)	1965.42	--	1965.42
	ii) 15.25 mt. D.P. Road as per D.P. 2034 (Earlier Railway Reservation)	3848.47	--	3848.47
	iii) Play Ground (35% of area under reservation 2063.60 sq.mt.)	722.26	--	722.26
	iv) Municipal Primary School (MAP)	325.00	--	325.00
	v) Road Set back (13.40 mt.)	1605.93	--	1605.93
	vi) BBD (to be carved out)	168.40	--	168.40
	Total	8635.48		8635.48
5.	Plot area for FSI purpose (3+4)	24686.44	2572.61	27259.05
6.	Permissible F.S.I. on plot	--	1.00	--

7.	Permissible Built-up Area on plot	--	2572.61	2572.61
8.	Total Rehab BUA	42862.86		42862.86
9.	Total Rehab Amenity and passage area.	7835.49	--	7835.49
10.	Total Rehab Component (8 + 9)	50698.35	--	50698.35
11.	Sale Component (Rehab to Sale ratio 1:1.20 of 10 above)	60838.02	2572.61	63410.63
12.	Total BUA approved for the Scheme (8 + 11)	103700.88	2572.61	106273.49
13.	F.S.I. sanctioned for the scheme (12/5)	4.20	1.00	--
14.	Sale BUA permissible in situ	60838.02	2572.61	63410.63
15.	Spill over TDR Generated now	Nil	Nil	Nil
16.	Total TDR released so far due to un-economical site conditions from Sale FSI generated against Rehab component constructed on site.			
	i. Phase -I = (spill over)	1790.00	Nil	1790.00
	ii. Phase-II = (spill over)	1880.00		1880.00
	iii. Phase-III = 542.70 (spill over) + 1257.30 (const.)	1800.00		1800.00
	iv. Phase -IV = (Const.)	2000.00		2000.00
	v. Phase - V = (Const.)	2000.00		2000.00
	vi. Phase - VI = (Const.)	2500.00		2500.00
	vii. Phase -VII= (Const.)	3800.00		3800.00
	viii. Phase - VIII=(const)	900.00		900.00
	Total =	16670.00	--	16670.00
17.	Sale BUA allowed to be constructed in situ after deducting the TDR (14-16).	44168.02	2572.61	46740.63
18.	No. of Tenants to be Rehabilitated (Resi-1174 + Comm.-35 + R/C-03 + Ex. Amn.-04)	1216 Nos.	--	1216 Nos.
19.	No. of Provisional T/s. (Resi-194, Comm-18, R/C-03, Ex. Amn. 06)	221 Nos.	--	221 Nos.

2. That the rehabilitation component of scheme shall include.

Sr. No.	No. of Tenements
a.	1174 Number of Residential tenements
b.	35 Number of Commercial tenements.
c.	03 Number of R/C tenements
d.	Nil Number of Existing Religious Structures
e.	04 Number of Existing Amenities
f.	09 Number of Balwadies
g.	09 Number of Welfare Centre

h.	14 Number of Society Offices.
i.	03 Number of Women Entrepreneurship Centre
j.	03 Number of Health Centres.
k.	221 Number of provsional T/s. (194 – Resi, 18 – Comm., 03 R/C & 06 Ex. Amenities)

Above Amenity tenements are to be handed over to Society/Concerned Dept. of GOM, and Society/Concerned Dept. of GOM to use these tenements for specific purpose only within 30 days after issuance of the OCC of Rehab/Composite bldg. Handing over / Taking over Receipt shall be submitted to SRA before requesting further approvals.

3. That this revised Letter of Intent supersedes the earlier Letter of Intent issued under No. SRA/Eng./2219/N/PL&MCGM/LOI dtd. 20/04/2021.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming sanctioned F.S.I. separately for each building, in conformity with the Reg. 33 (10) of D.C.P.R. 2034, in the office of the undersigned.

Yours faithfully,

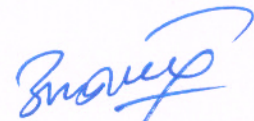
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "N" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
- ✓ 3. IT (SRA)

for 
Chief Executive Officer
Slum Rehabilitation Authority