



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1954/KE/PL & STGL/LOI

Date: **08 MAR 2022**

Licensed Surveyor	:	Shri. Santosh Zirmute of M/s. Arch View Associates 46/2249, Suprabhat CHS, Gandhi Nagar, Near MHADA office, Bandra (E), Mumbai- 51.
Developer	:	M/s. Chamunda Builders & Developers. 111, Chamunda Heritage, Jijamata Nagar, Andheri (East), Mumbai-069.
Society	:	1) Bramhanand SRA CHS Ltd. & Vishweshwaranand SRA CHS Ltd. (Earlier Known as Shivaji Nagar SRA CHS Ltd.) 2) Maheshwaranand SRA Sahahkari Grihnirman Sanstha (LTD)

Sub.: Revised LOI for the S.R. Scheme on Slum & Non-Slum plot bearing C.T.S. No. 294, 295, 295/ 1 to 24, 296, 296/ 1 to 8, 297, 297/ 1 to 5, 386(pt.), plot C, plot F(Old CTS 325(pt.)), 387(pt.), 388, 388/1 to 10 & 370, 370/1 to 35 village Vile-Parle (E) Shivaji Nagar, Near Jeevan Vikas Hospital Mumbai for "Bramhanand SRA CHS Ltd", "Vishweshwaranand SRA CHS Ltd" (Earlier Known as Shivaji Nagar SRA CHS Ltd.) and "Maheshwaranand Sahahkari Grihnirman Sanstha (LTD)".

Ref: SRA/ENG/1954/KE/PL/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, 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.

1. This LOI is in continuation to the earlier LOI issued under No. SRA/ENG/1954/KE/PL/STGL/LOI dtd. 16/03/2017 & 20/08/2018
2. This Letter of Intent is issued on the basis of plot area certified by the Architect/L.S. and the Annexure - II issued by Competent Authority and other relevant documents.

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, Nos. of eligible huts etc. the parameters shall be got revised from time to time.

Sr. No.	Description	Area in sq.mt.	
		Slum plot	Non- Slum plot
1	Area of plot	3736.39	3496.01
2	Deduction a) D.P. Road set back b) Nalla area	271.11	1298.48 77.40
3	Balance plot area	3465.28	2120.13
4	Deduction for 15% R.G.	--	N.A.
5	Net plot area		2120.13
6	Addition for FSI Purpose a) Road set back b) Nalla area	271.11	-- 77.40
7	Plot area for FSI	3736.39	2197.53
8	permissible FSI on plot	3.00	1.00
9	permissible BUA on plot (7 x 8)	11209.17	2197.53
10	Permissible Additional BUA for non-slum plot	--	
a.	TDR (Max. 0.70)	--	1484.09 (2120.13 x 0.7)
b.	Additional 0.5 FSI under Reg. 32	--	1060.06 (2120.13 x 0.5)
11	Max. BUA permissible on plot (7 x 8) + 10	11209.17	4741.68
12	Rehab BUA	5854.36	--
13	Area under Balwadi, Welfare Centre, Society Office & common Passage.	1502.79	--
14	Rehabilitation Component	7357.15	--
15	Sale Component	7357.15	--
16	Total BUA sanctioned for the scheme	13211.51	4741.68
17	FSI Sanction for the scheme	3.53	2.15
18	Sale BUA permissible in situ	5354.81	4741.68
19	No. of slum dwellers to be accommodated i) Residential ii) Commercial iii) R/C iv) Balwadi v) Welfare Centre vi) Society office	178 Nos. 04 Nos. 13 Nos. 02 Nos. 02 Nos. 02 Nos.	-- -- -- -- -- --

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	Sashulk Eligible i) Residential ii) R/C	02 Nos. 01 No.	
20	Nos. of PAP tenements considered against Non-Eligible slum dwellers/provisional i) Residential ii) Residential cum Commercial	02 Nos. -- --	-- -- --

4. That you shall pay Sashulka amount as decided by GOM before possession of Annexure- No. 39 of "Maheshwaranand Sahahkari Grihnirman Sanstha (LTD)" & Annexure No. 04, 104 of "Bramhanand SRA CHS Ltd", "Vishweswaranand SRA CHS Ltd" (Earlier Known as Shivaji Nagar SRA CHS Ltd.).

If applicant Society/Developer/L.S. are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

sd/-
Dy.Che. Engineer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Dy. Collector (ENC/REM) or Competent Authority.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. ✓ I.T. Section (SRA), to publish this LOI on SRA website.

[Signature]
Dy.Che. Engineer
Slum Rehabilitation Authority