



SLUM REHABILITATION AUTHORITY

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

20 FEB 2023

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 SRA 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 & 08/03/2022.
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	Now Proposed Revised LOI (Area in sq.mt.)		
		Slum plot	Non Slum plot	
			DCR-1991	DCPR-2034
1	Area of plot	3736.39	2541.80	954.21
2	Deduction a) D.P. Road set back b) Nalla area	290.52	884.40	291.35 141.84
3	Balance plot area	3445.87	1657.40	521.02
4	Deduction for 15% R.G.	--		N.A.
5	Net plot area		1657.40	521.02
6	Addition for FSI Purpose a) Road set back b) Nalla area	290.52 ---	--- ---	--- ---
7	Plot area for FSI	3736.39	1657.40	521.02
8	permissible FSI on plot	3.00	1.00	1.00
9	permissible BUA on plot (7 x 8)	11209.17	1657.40	521.02
10	Permissible Additional BUA for non-slum plot	--		
a.	Admissible TDR (Max. 0.70)	--	1160.18 (1657.40 x 0.7)	364.71 (521.02 x 0.7)
b.	Additional 0.5 FSI by charging premium	--	828.70 (1657.40 x 0.5)	260.51 (521.02 x 0.5)
11	BUA Permissible against Road setback as per Reg. 32(4) (291.35 x 2)	--	--	582.70
12	Max. BUA permissible on plot (7 x 8) + 10	11209.17	3646.28	1728.94
13	Total Permissible BUA in situ including road setback as per Reg. 30(A)(3)(a) i.e. (7 x 2.20 x 1.25)	--	3646.28	1432.80
14	Rehab BUA	5854.36	--	--
15	Area under Balwadi, Welfare Centre, Society Office & common Passage.	1502.79	--	--
16	Rehabilitation Component	7357.15	--	--
17	Sale Component	7357.15	--	--
18	Total BUA sanctioned for the scheme	13211.51	3646.28	1432.80
19	FSI Sanction for the scheme	3.53	2.20	2.749

20	Sale BUA permissible in situ	5354.81	3646.28	1432.80
21	Spill over TDR generated	2002.34	--	--
22	Total TDR released	2002.34	--	--
22	TDR against road setback above 1.25 times permissible FSI	--	--	296.14
23	Total No. of slum dwellers to be accommodated			
	i) Residential (Excluding 01 No. of Additional out of CTS tenant)	178 Nos.	--	--
	ii) Commercial			
	iii) R/C	04 Nos.	--	--
	iv) Balwadi	13 Nos.	--	--
	v) Welfare Centre	02 Nos.	--	--
	vi) Society office	02 Nos.	--	--
	Sashulk Eligible			
	i) Residential	02 Nos.	--	--
	ii) R/C	01 No.	--	--
24	Nos. of PAP tenements considered against Non-Eligible slum dwellers/provisional			
	i) Residential	02 Nos.	--	--

4. That you shall pay Sashulka amount as decided by GOM before possession of Annexure- No. 41 of "Maheshwaranand SRA Sahahkari Grihnirman Sanstha (LTD)".
5. That you shall make provision of additional eligible out CTS boundary slum dweller of annex. No.41 in lieu of 02 Nos. of provisional PAP handed over to Estate manager (SRA).
6. Revised Layout will got approved before granting OCC to the last building in S.R. Scheme under reference.
7. That you shall submit registered undertaking from developer for not to misuse the stilt before granting plinth CC to Sale building no-01 & 03.
8. 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, structural stability certificate from Registered structural engineer for mechanical parking arrangement before granting Further CC to the respective buildings.
9. The BUA of 0.70 permissible TDR and 0.50 BUA on payment of Premium will be utilized only after purchase of the TDR and Paying premium before granting amended plans to the sale Buildings.

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 /DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

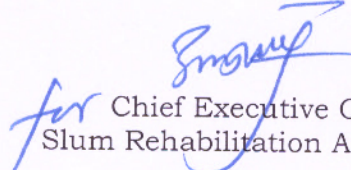
Sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

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.


for Chief Executive Officer
Slum Rehabilitation Authority