



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/244/GN/GL/LOI

Date:

27 FEB 2024

1. **Architect** : **Shri. Shantaprasad Kshetramade of
M/s. Sankalpa Associates**
1001/1002, Eleven Helghts, Sant Gora Kumbhar
Road, Kumbharwada, Dharavi, Mumbai 400017.
2. **Developer** : **M/s. Sai Pushpa Construction**
104, A wing Someshwar Society,
90ft. Road Dharavi
Mumbai 400 017.
3. **Society** : "Nehru SRA CHS Ltd."

Sub : Proposed Slum Rehabilitation Scheme on plot bearing C.S.
No.343(pt) of Dharavi Division at Sion Mahim Link Road,
Near T Junction Dharavi Mumbai.

Ref : **SRA/ ENG/244/GN/GL/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** subject to the following conditions.

The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number SRA/ENG/244/GN/GL/LOI dtd. 16/06/2010 and conditions mentioned therein will be continued, only the following conditions stands modified as under:

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

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The salient features of the scheme are as under:

No.	Description	Now Proposed
1	Area of slum plot	2556.06
2	Deduction: Road set back	579.71
3	Net plot area	1976.35
4	Addition for FSI purpose 2 above	579.71
5	Total plot area for FSI purpose	2556.06
6	Max. FSI permissible on plot	1.66
7	Max. BUA permissible on plot	4243.060
8	Rehabilitation BUA	3879.775
9	Rehabilitation Component	4745.694
10	Area of buildable reservation (i.e. Pump House)	296.450
11	Sale Component	6326.010
12	Total BUA sanctioned for the scheme (8 + 10 +11)	10502.235
13	Total FSI sanctioned for the scheme	4.109
14	Sale BUA proposed to be constructed on site	66.699
15	Total BUA for FSI purposes proposed to be consumed on site (Rehab + Sale)	4242.925
16	FSI to be consumed on the plot under reference	1.659
17	Total nos. of slum dwellers to be accommodated	Resi.177 nos. Comm.03nos.
18	TDR generated in the scheme	6259.310
19	Construction Amenity TDR	298.840
20	Total TDR generated in the scheme (18 + 19)	6558.150

If you are agreeable to all these above conditions, you may submit the proposal for approval of plans, consuming full sanctioned FSI separately for each building. In conformity with the D.C. Regulation no. 33(10), in the office of the undersigned.

Yours faithfully,

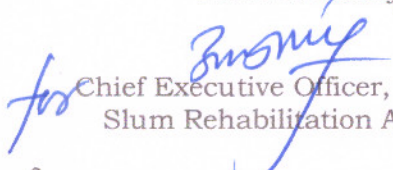

Chief Executive Officer, OSD/DRP
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai City.
3. Assistant Mun. Commissioner, "GN" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) MSD.
5. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


Chief Executive Officer, OSD/DRP
Slum Rehabilitation Authority