



**SLUM REHABILITATION AUTHORITY**

No.: SRA/ENG/2283/HE/MHL&PL/LOI

Date:

**28 APR 2023**

To,

- 1. Architect** : Shri Sultan Chambyal  
of M/s Architect Sultan Chambyal  
208, A wing Goyal Shopping Arcade,  
S V Road, Borivali (W), Mumbai – 400 092
- 2. Developer** : M/s Blue Diamond Construction Company  
Behind Vakola Municipal Market,  
Off Nehru road, Vakola, Santacruz – (E),  
Mumbai - 400 055
- 3. Society** : M/s Ayodhya Nagari SRA Co-Op Hsg Soc Ltd  
Ram Nagar, on plot bearing CTS No 5608(pt) &  
5608-1, CST road, Kalina, Santacruz (east),  
Mumbai- 400 098

**Sub:** Revised LOI for proposed Slum Rehabilitation Scheme on plot bearing CTS No 5608/1 & 5608/A (pt), Kole-kalyan, Kalina, Santacruz (East), H-East, Mumbai, under DCR 33(10) of DCPR 2034 for M/s Ayodhya Nagari SRA Co-op Hsg Soc Ltd.

**Ref :** SRA/ENG/2283/HE/MHL & PL/LOI

Gentlemen,

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 with earlier LOI issued under No. SRA/ENG/2283/HE/MHL&PL/LOI dtd. 14/07/2020 & all the conditions mentioned in earlier LOI shall be complied with.
2. The letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure-II issued by competent Authority and other relevant document.
3. The built up area for Sale and Rehab shall be as per the following Scheme Parameter. In the event of change in area of plot, number of eligible hutments etc., the parameters shall be got revised from time to time.
4. That the developer shall submit the certified Annex-II for non-Eligible tenements as provisional PAP's before asking OCC of Rehab wing.

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Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)



The salient features of the scheme are as under:


	Description	Parameters (sq mt)
1	Area under CTS No 5608/A(pt)	4296.00
	Area under CTS No 5608/1	583.00
	Total area of plot	4879.00
2	Area of reservations in Scheme	
	a RE 1.1 (Municipal school)	492.47
	b ROS 2.5 (Sports Complex/ Stadium)	3814.55
	c ROS 1.4 (Play Ground)	57.75
	d Sanctioned 18.30 mt RL	514.23
	Total area of plot under reservations (2a+2b+2c+2d)	4879.00
3	Plot area to be considered for development as per reg 17(3)(D)	
	a RE 1.1 (Municipal school)	492.47
	b ROS 2.5 (Sport Complex/ Stadium)	3814.55
	c ROS 1.4 (Play Ground)	----
	d Sanctioned 18.30 mt RL	514.23
	Total reserved plot area considered for SR Scheme (3a+3b+3c+3d)	4821.25
4	Less Sanctioned RL of 18.30 mt	514.23
5	Balance plot area (4-5)	4307.02
6	Add Setback area for FSI purpose	514.23
7	Plot area for FSI (6+7)	4821.25
8	Max permissible FSI on plot (4.00 or slum total of rehabilitation BUA plus incentive BUA, whichever is more with min density of 650/hectare.	4.00 or sanctioned
9	Max permissible BUA in-situ (8x9)	19285.00
11	Proposed Rehab BUA for FSI	
	a Residential	8255.09
	b Commercial Shop	268.40
	c Community Hall excess area	Nil
	d Refuge excess area	Nil
	e Total Rehab BUA proposed	8523.49



12	Area covered under Balwadi, Welfare Centre, Society office, Amenity 1 and 2, Common passages and Community Hall.	2859.22		
13	Rehab component proposed (11e+12)	11382.71		
14	Basic Ratio for calculating Sale Built-Up Area for FSI (LR/RC) = (as on 2019-2020) (99100/27500)	3.60		
15	Therefore Sale Incentive BUA (For more than 0.40 Hec up to 1.00 Hec)	1:1.05		
16	Therefore Sale Built-Up Area permissible for the scheme (13 x 1.05)	11951.85		
17	Total BUA area permissible for the scheme (11e+16)	20475.34		
18	Perm/Sanctioned FSI for the project (17/8)	4.25		
19	Tenement Statement (Eligible + Non-eligible)	5608/A(pt)	5608/1	Total
		237 nos	25 nos	
	Eligible slum dwellers (P+Q)	167 nos	21 nos	188 nos
	i Residential	162 nos	18 nos	180 nos
	ii Commercial	04 nos	03 nos	07 nos
	iii Religious structure	01 nos	--	01 nos
20	Non-Eligible slum dwellers	70 nos	04 nos	74 nos
	i Residential	58 nos	03 nos	62 nos
	ii Commercial	11 nos	01 nos	11 nos
	iii Religious structure	01 nos	--	01 nos
21	Total (Eligible + Non-eligible) (O+P)	<b>261 nos</b> 262 nos - 1 no Religious non-eligible structure (Cross)		
22	No. of Generated PAPs proposed in the Scheme	09 nos		
23	No. of Provisional PAPs provided in the Scheme	74 nos		

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Regulations of DCPR 2034 in the office of the undersigned within 90 days from receipt of this revise LOI.

Yours Faithfully,

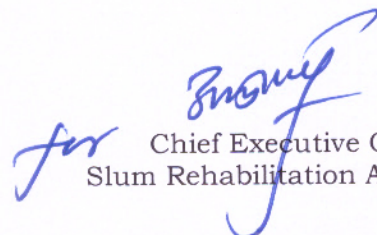


Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Dy CO/Marketing MHAD Board.
3. Assistant Commissioner, "H/E" Ward, MCGM.
4. Chief Engineer (Development Plan) MCGM.
5. Deputy Collector (SRA) – Copy for information to take further Necessary action as per circular no 37.
6. HE of MCGM.
- ✓ 7. IT Section (SRA), to publish this LOI on SRA website.

 Chief Executive Officer  
Slum Rehabilitation Authority