

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1467/RS/STGL&MHL/LOI.

Date:

- 1 MAR 2023

- 1) **Architect** : Shri. Suresh Gaikwad,
Of M/s. Sky Tech Consultants,
A-301, Agarwal B2B Center, D'monte Lane,
near Malad Industrial Estate, Orlem, above
Silver Oak hotel, Kanchpada, Malad (W),
Mumbai – 400 064.
- 2) **Developer** : M/s. K. K. Enterprises,
Lawrence & Mayo Building,
1st floor, 276, Dr. D. N. Road,
Fort, Mumbai 400 001.
- 3) **Society** : “Shree Ganesh Krupa CHS (Proposed),
Situated at CTS No. 1-B (pt), 128-A/6(pt) &
284 (pt) of village Kandivali, Bunder Pakhadi
Road, Kandivali West), Mumbai.

Subject : Issue of Revised LOI- Proposed S. R. Scheme under Regulation 33(10) of DCR 1991, on the land bearing part of CTS No. 1-B, part of 128-A/6 & part of 284 of village Kandivali, situated at Bunder Pakhadi Road, Kandivali (West), Mumbai Suburban District. in R/South Ward.

Ref : No. SRA/ENG/1467/RS/STGL & MHL/LOI.

Gentleman,

With reference to above, this office is pleased to issue this **Revised Letter of Intent** to inform you that, your above proposal is considered and principally approved for grant of **3.16** FSI (THREE POINT ONE SIX FSI) in accordance with D. C. Regulation No. 33 (10) and Appendix – IV of amended D.C. Regulations out of which maximum FSI of 3.00 shall be allowed to be consumed on the slum plot subject to the following conditions.

All the other conditions mentioned in the earlier revised LOI issued u/no. SRA/ENG/1467/RS/STGL & MHL/LOI dated 01/07/2020 will be continue by this revised LOI.

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1. This Letter of Intent is issued on the basis of plot area certified by Architect and the Annexure- II issued by Competent Authority and other relevant documents.
2. 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.

The salient features of the scheme are as under:

Sr. No.	Description	Scheme parameter
1.	Plot area considered for calculation of F.S.I. purpose:	8411.25
2.	Less: Deduction for	
	i) D.P road Set back.	544.22
	ii) Nallah Land	336.75
	Total Deduction (i + ii)	880.97
3.	Net area of plot	7530.28
4.	Addition for F.S.I. purpose	
	i) D.P road Set back.	544.22
5.	Plot area for F.S.I.	8074.50
6.	Max. B.U.A. permissible on plot (3.00 F.S.I.)	24223.50
7.	Rehab B.U.A.	10975.97
8.	Balwadi, Welfare hall, & Society Office + Common pass.	3525.22
9.	Rehabilitation Component.	14501.19
10.	Total B.U.A. Permissible for the project (7 + 9)	25477.16
11.	F.S.I. allowed for the project (10/5)	3.16
12.	Sale component Permissible in situ.	13247.53
13.	Total Built-up area Permissible in situ (7 + 12)	24223.50
14.	F.S.I. consumed on site (13/5)	3.00
15.	T.D.R available for scheme (10 - 13)	1253.66
16.	Rehab Tenements.	261 Nos.
17.	PAP's required.	113 Nos.
18.	Provisional PAP	13 Nos.

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3. That you shall submit P.R Card of plot bearing CTS No. 128/A/6 of village Kandivali by deleting mutation entry (No.1160) dated 23/06/2021 within Three month period.

If applicant Society/Developer/Architect are agreeable to all these conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D. C. Regulation No.33 (10), in the office of the undersigned.

Yours faithfully,

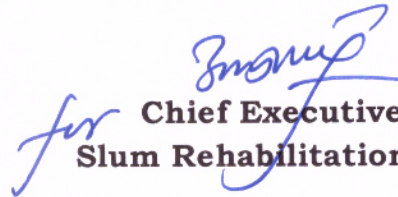


**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM
2. Collector Mumbai (Suburban)
3. Addl. Collector (Ench./Rem.) (Suburban)
4. Chief Engineer (Development Plan), MCGM.
5. Assistant Commissioner "R/south" Ward of MCGM.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.


**for Chief Executive Officer
Slum Rehabilitation Authority**