



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1102/KW/MHL/LOI,
SRA/ENG/1103/KW/MHL/LOI &
SRA/ENG/1655/HW/MHL/LOI.

Date: **26 MAR 2024**

1. **Lic. Surveyor** : Shri Suyog Shet of M/s. MITI
D-2, Chitrapoor CHS.,
27th Road, Bandra (W),
Mumbai - 400 050.
2. **Developer** : M/s. NIMESH GLOBAL SYNDICATE.
02, Home stead, 16, Dattatray Road,
Santacruz (west), Mumbai - 400505.
3. **Society** : "Anand SRA CHS. Ltd., Valmiki SRA CHS. Ltd.
and New Hanuman Nagar SRA CHS (Prop).

Subject : Revised Clubbing LOI for Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1A (pt), Anand Nagar, Village Oshiwara, Off Link Road, Jogeshwari (W), Mumbai - 400 102 for Anand Nagar SRA CHS. Ltd., and Valmiki Nagar SRA CHS. Ltd. in KW Ward and clubbed with New Hanuman Nagar SRA CHS. (Prop) C.T.S. No. 1084/A village Bandra, Off Carter Road, Khar (W), in H/W Ward Mumbai.

Ref : SRA/ENG/1102/KW/MHL/LOI, SRA/ENG/1103/KW/MHL/LOI &
SRA/ENG/1655/HW/MHL/LOI.

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in Continuation to earlier LOI date 29.07.2010, 02.08.2022 & 29.03.2023 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 condition.

1. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
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

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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/Particulars	As per Proposed Parameters		
		Anand Nagar SRA CHS & Valmiki Nagar SRA CHS	New Hanuman Nagar SRA CHS	Total
1.	Gross plot area for S.R. Scheme	6183.00	2563.00	
2.	Road-setback area	115.21	-	
3.	Any Reservation	-	307.56	
4.	Balance area of plot	6068.39	2255.44	
5.	Additional area for FSI	115.21	307.56	
6.	Area of plot for FSI purpose	6183.00	2563.00	
7.	Min Permissible FSI	4.00	4.00	
8.	Rehab BUA	16344.17 (11101.32 for Anand & Valmiki Nagar + 5242.85 for New Hanuman Nagar)		16344.17
9.	Passage Area & amenity	6942.46 (4767.04 for Anand & Valmiki Nagar + 2175.42 for New Hanuman Nagar)		6942.46
10.	Rehab Component	23286.63 (15868.36 for Anand & Valmiki Nagar + 7418.27 for New Hanuman Nagar)		23286.63
11.	Sale Permissible	23286.63		23286.63
12.	Sale Permissible after PTC BUA transfer from scheme 2 and corresponding sale transfer for scheme 2	23286.63 - 9309.89 = 13976.74		13976.74
13.	Sale permissible after deducting Already claimed TDR	13976.74 - 5300 = 8676.74		8676.74
14.	Sale BUA permissible after transfer Sale BUA to Hanuman Nagar	1258.27 - 1220.24 = 38.23	7418.27 + 1220.24 = 8638.51	8676.74
15.	Total BUA Proposed in site	25692.29	8638.51	34330.80

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3. That you shall be insisted remarks from A.E. (Maintenance) H/W ward regarding Existing Road.
4. That you shall be submitted NOC from MCZMA before issue of C.C. for Hanuman Nagar SRA CHS.
5. That shall be submitted to Civil Aviation NOC From MIAL. Before further C.C. of Hanumananagar SRA CHS
6. That you shall comply the provision of circular No. 209, 210,212, 213, 215 & 216.
7. That you shall comply all the stringent provisions of all applicable circulars of SRA and amended provision there in time to time.
8. That you shall obtain certification from Area of both Scheme from DDLR (SRA) before asking C.C. of Hanuman Nagar SRA CHS.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCR 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 City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Addl/Dy. Collector of K/W Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further
7. H.E. of MCGM.
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority