



## SLUM REHABILITATION AUTHORITY

NO.SRA/ENG/2359/N/PL/LOI

Date:

20 MAR 2023

### Revised LOI

1. **Architect** : Shri. Uttam Ranadive of  
M/s. Uttam Consultants  
D- Wing, Karma Sankalp, Corner of 6<sup>th</sup> & 7<sup>th</sup>  
Road of Rajawadi, Ghatkopar (East),  
Mumbai 400077.
2. **Developer** : M/s. Sadgurukrupa Developers  
D- Wing, Karma Sankalp, Corner of 6<sup>th</sup> & 7<sup>th</sup>  
Road of Rajawadi, Ghatkopar (East),  
Mumbai 400077.
3. **Society** : Riddhi Siddhi SRA CHS Ltd.  
R.B.Mehta Road, Ghatkopar (East),  
Mumbai – 400 077.

Subject: Revised LOI for S.R. Scheme on plot bearing CTS. Nos. 5819 and 5820 of Village Ghatkopar-Kirol and corresponding F.P.Nos.181 & 182 of Ghatkopar TPS III situated at R.B. Mehta Road, Ghatkopar (E.), Mumbai – 400077 for Riddhi Siddhi SRA CHS Ltd.

Ref : SRA/ENG/2359/N/PL/LOI

Gentleman,

With reference to the above mentioned S.R Scheme on plot bearing CTS nos. 5819 and 5820 of village Ghatkopar-Kirol and corresponding F.P.Nos. 181 & 182 of Ghatkopar TPS III situated at R.B. Mehta Road, Ghatkopar (E.), Mumbai – 400077, this office is pleased to inform you that, this **Revised Letter Of Intent** submitted by you is considered and principally approved for the sanction of 4.864 (Four point Eight Six Four only) FSI for the plot in accordance with Reg. 33(10) of DCPR 2034, shall be allowed to be consumed on the Slum plot subject to continuation to the earlier LOI dtd. 24/03/2014 & Revised LOIs conditions dtd. 24/02/2016 & 10/05/2019 (excluding LOI conditions no. 1, 4, 5, B-10 & C-4 of LOI dtd.24/03/2014) and the salient features of the scheme are as under:



**The salient features of the scheme are as under:**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Scheme Parameters as per proposed plan In Sq. Mtr.</b>
1)	Plot Area	788.50
2)	Deduction Road set back	5.30
3)	Net Plot area	783.20
4)	Addition Area under Road set back	5.30
5)	Plot Area for FSI purpose	788.50
6)	Rehab BUA	1667.74
7)	BUA For Balwadi, Soc. Off., Welfare Centre, Yuva Kendra, Fitness Centre & Common Passage	500.03
8)	Rehabilitation Component	2167.77
9)	Sale Component permissible as per Reg. 33(10) under serial no. VIII clause 3.8 of DCPR 2034  <b>Basic Ratio: -</b>  <u>Land Rate of Open Land for FSI</u>  Rate of Construction in respect of RCC Construction  i.e. $\frac{\text{Rs.67,380/-}}{\text{Rs. 30,250/-}} = 2.23$  In this case, the plot area is 788.50 sq.mts. as such it is upto 0.4 ha. And also, the basic ratio is Above 2.00 and upto 4.00 as such the incentive FSI is 1.00. The calculation of Sale component is as under: -  Rehab Component X 1.00  i.e. $2167.77 \times 1.00 = 2167.77$ sq.mts.	2167.77
10)	Total BUA approved for the Scheme	3835.51
11)	Permissible FSI in situ sanctioned for the scheme on plot as per (VIII) clause 3.8 & 3.12 of Regulation 33 (10) i.e. (10/5)	4.864
12)	Sale BUA proposed in-situ	1337.95
13)	Total BUA Consumed on site (6+12)	3005.69

14)	Total FSI consumed on site (13/5)	3.812
15)	TDR Generated (9-12)	829.82
16)	Nos. of slum dwellers to be accommodated	
	A) <u>Eligible Tenements</u> :	
	i. Residential Tenements:-	43 Nos.
	ii. Commercial Tenements:-	16 Nos.
	iii. R/C :-	<u>Nil</u>
	Total of 'A': -	59 Nos.
	B) <u>Amenity</u> :	
	i. Balwadi :-	01 No.
	ii Welfare Centre: -	01 No.
	iii. Society Office: -	01 No.
	iv. Yuva Kendra : -	01 No.
	v. Fitness Centre: -	<u>01 No.</u>
	Total of 'B': -	05 Nos.
	C) No. of Regular PAP	Nil

**Yours faithfully,**

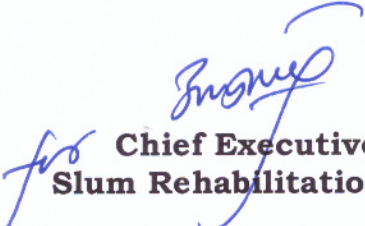
*-sd/-*

**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, "N" Ward, M.C.G.M.
4. Ch.Eng. (D.P.), M.C.G.M.
5. Deputy Collector (SRA).
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this Revised LOI on SRA website.

*for*  **Chief Executive Officer  
Slum Rehabilitation Authority**