



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/344/KE/STGL/LOI

Date:

30 DEC 2022

1. **Architect :** Shri. Vikas V. Date of
M/s. Shreeya Services Pvt. Ltd.
A-2, Galaxy CHS. Ltd., Ground floor,
Bhandar Lane, Off T. H. Kataria Road,
Mahim (West), Mumbai- 400 016.
2. **Developer:** M/s. S. R. Dantal,
303/B-Wing, Shanti Niwas CHSL.,
Natwar Nagar Road No. 5,
Jogeshwari (East), Mumbai- 400 060.
3. **Society:** "Jai Bhavani SRA CHS. Ltd."

Sub:- S. R. Scheme under Re. 33(10) on plot bearing CTS Nos. 67 & 67/1 to 43 of village Mogra at Ranewadi, Jogeshwari (E), K/E ward, Mumbai - 400 060.

Clubbing with

S. R. Scheme under Reg. 33(10) on plot bearing CTS No. 505 & 505/1 to 3, Village Ambivali, Taluka Andheri, at Kevanipada Dawoodbaug Road, Andheri (W), K/W ward, Mumbai.

Ref: SRA/ENG/344/KE/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to revised LOI dated 23/07/2021 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/1074/KE/MHL/LOI dtd. 23/07/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under

Condition No. 3: 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 parameters of the scheme are as under:

Sr. No.	Description	Proposed parameters After Clubbing
1.	Gross plot area for S.R. Scheme	2514.40
2.	Total Deduction for	
(i)	Any Reservation (DP-PG 999.54 x 35%)	349.84
(ii)	Road set-back area	--
(iii)	Total (i + ii)	349.84
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034	2164.56
4.	Addition for FSI purpose (as per DCR,1991)	--
5.	Total plot area for FSI purpose	2164.56
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3.00/ sanctioned FSI, whichever is higher
6a	Incentive FSI : 1:1 i.e. plot upto 0.40 Ha.	1:1
7.	Permissible BUA on the plot (7 x 8)	6493.68
8.	Rehab Built up area/ FSI (excluding areas under staircase & common passage) (PAP BUA interchanged to Sale BUA)	3556.95 + 329.20 3886.15
9.	Common Passage & Amenity Area	278.07
10.	Rehabilitation Component (Rehab FSI + common passage + Amenity area) (PAP BUA interchanged to Sale component)	3835.02 + 329.20 4164.22
11.	Sale BUA permissible in-situ	3835.02 - 329.20 3505.82
12.	Sale BUA proposed in-situ	3505.82
13.	Total BUA sanctioned for the Scheme (8 + 12)	7391.97
14.	Total FSI sanctioned for the scheme	3.41
15.	TDR generated in the scheme	--
16.	No. of Eligible slum dwellers to be accommodated in scheme.	61 Nos.
17.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034.	04 Nos.
18.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	43 Nos. + 10 Nos. = 53 Nos. (10 additional PAP's interchanged by clubbing)

Additional Conditions:-

1. That you shall pay premium as unearned income at the rate of 30% of sale interchanged BUA before IOA(i.e. 50% at the time of issue amended IOA in S.R. scheme of K/E ward and 50% at the time of issue amended IOA in S.R. scheme of K/W ward).

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,



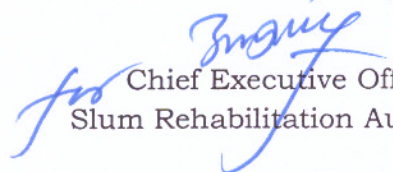
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority