



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2246/L/PL/LOI

Date:

13 DEC 2021

1. **Architect :** Shri. Vishwas Satodia
1102, B-wing, Upper 11th Floor, Shah Arcade-II,
Rani Sati Marg, Malad (E), Mumbai- 400 097.
2. **Developer :** M/s. Ashray Estates
Level-1, Manas Bldg., Evershine Nagar,
Link Road, Malad (W), Mumbai- 400 064.
3. **Society :** 1) Narveer Tanaji CHS Ltd. &
2) Sai Kurlawala CHS (prop.)

Sub.: Issue of Revised LOI- For proposed S.R. Scheme on slum & non slum plot bearing C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village Kurla, New Mill Road, Kurla (West), Mumbai-400 070 for "Narveer Tanaji CHS Ltd. & Sai Kurlawala CHS (Prop.)".

Ref.: LOI u/no. SRA/ENG/2246/L/PL/LOI dated 04/10/2019.

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued dated 04/10/2019, this office is pleased to issue in principal approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. That all the conditions of LOI u/no. SRA/ENG/2246/L/PL/LOI dated 04/10/2019 shall continue and shall be complied at appropriate stages.

Following are the modified/additional conditions:

2. This LOI supersedes the earlier Revised LOI u/no. SRA/ENG/2246/L/PL/LOI dated 06/08/2021.
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.

| Sr. No. | Description | Plot | | Total (sq.mt.) |
|---------|--|-------------------|--|-------------------|
| | | Slum Plot | Non-slum Plot (1.00 Zonal FSI + TDR) | |
| 1 | Plot area | 1589.26 | 337.11 | 1926.37 |
| 2 | Deduction for | | | |
| | a) Setback area of 13.40 mtr. wide D.P. Road | 89.27 | 30.11 | 119.38 |
| | b) Setback area of 13.40 mtr. wide existing road (RL) | 109.73 | - | 109.73 |
| | Total | 199.00 | 30.11 | 229.11 |
| 3 | Balance plot area | 1390.26 | 307.00 | 1697.26 |
| 4 | Net area of plot for computation of T/S density. | 1390.26 | - | - |
| 5 | Addition for FSI | 199.00 | - | 199.00 |
| 6 | Total Plot Area for FSI Purpose | 1589.26 | 307.00 | 1896.26 |
| 7 | Basic Permissible F.S.I. | 4.00 or more | 2.20** (1.00 Zonal + 0.70 TDR + 0.50 Additional FSI by premium) | - |
| 8 | Basic BUA permissible in-situ | 6357.04 | 675.40** (i.e. 307.00 (Zonal) + 214.90 (307.00 x 0.70 TDR) + 153.50 (307.00 x 0.50 Additional FSI by premium) | 7032.44 |
| 9 | Rehab BUA | 2747.86 | - | 2747.86 |
| 10 | Rehab passages & Amenity Area | 985.55 | - | 985.55 |
| 11 | Rehab Component (9+ 10) | 3733.41 | | 3733.41 |
| 12 | Sale Component (11 x Incentive BUA=1.10) | 4106.75 | 675.40 | 4782.15 |
| 13 | Total BUA sanctioned for the project (9 + 12) | 6854.61 | 675.40 | 7530.01 |
| 14 | Total BUA sanctioned for the project (13 /6) | 4.31 | 1.00 Zonal + 0.70 TDR + 0.50 additional FSI by premium | - |
| 15 | Sale BUA permissible in-situ | 4106.75 | 675.40 | 4782.15 |
| 16 | TDR generated | - | - | - |
| 17 | No. of Rehab t/s. as per Reg. 33(10) i) Rehab Residential ii) Rehab Resi. cum Commercial (R/C) | 72 nos. 01 no. | - | 72 nos. 01 no. |

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|----|---|---------|-------|---------|
| 18 | Provisional PAP tenements as against non-eligible tenements | | | |
| | • Residential | 04 nos. | - | 04 nos. |
| | • Rehab Resi. cum Commercial (R/C) | 02 nos. | | 02 nos. |
| 19 | PAP tenements as per Clause 3.12 & 3.8 of Reg. 33(10) | 03 nos. | | 03 nos. |
| 20 | Amenities : | | | |
| | • Balwadi | 01 no. | - | 01 no. |
| | • Welfare Center | 01 no. | - | 01 no. |
| | • Society Office | 01 no. | - | 01 no. |
| | • Skill Development Centre | 01 no. | - | 01 no. |
| | • Library | 01 no. | - | 01 no. |
| 21 | A) BUA of buildable reservation | - | - | - |
| | B) Area of non-buildable reservation | | | |
| | i) Setback of 13.40 mtr. wide D.P. Road | 89.27 | 30.11 | 119.38 |
| | ii) Setback of 13.40 mtr. wide Existing Road(RL) | 109.73 | - | 109.73 |

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C.P. Regulations-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "L" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. Finance Controller (SRA)
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority