



## SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/2794/N/PL/LOI**

&

**SRA/DDTP/187/N/PL/LOI**

Date:

**- 5 AUG 2021**

- 1. Architect** : Shri Vishwas Satodia  
(For Both scheme) 01/A-wing, Upper Ground Floor  
Shah Arcade-II, Rani Sati Marg,  
Malad (East), Mumbai - 97.
- 2. Developer** : M/s. Sri Sai Nidhi Realtors Pvt. Ltd.  
(For S.R. Scheme no.1) Crystal Shopping Arcade, 1<sup>st</sup> floor,  
Opp. Indian Bank, S.V. Road,  
Santacruz (West), Mumbai- 54.
- 3. Society** : "Navjeevan CHS (prop.)"  
(For S.R. Scheme no.1) CTS no. 2079 to 2138 & 2139(pt.) of Village  
Ghatkopar-Kirol, Mumbai.

**Sub.:** Issue of Clubbing Revised LOI- For proposed S.R. Scheme on non slum plot bearing CTS no. 2079 to 2138 & 2139(pt.) and slum plot bearing CTS no. 2139(pt.) of Village Ghatkopar-Kirol for "Navjeevan CHS (prop.)" clubbed with S.R. Scheme on non-slum plot bearing F.P. No. 353/3 of Ghatkopar TPS-III, of Village Ghatkopar-Kirol, known as Anant Chhaya, Ghatkopar (E), Mumbai. **(S.R. Scheme no.1)**

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Issue of Clubbing Revised LOI for S.R. Scheme under Reg. 33(14) D of amended DCR-1991 on non-slum plot bearing F.P. No. 353/3 of Ghatkopar TPS-III, of Village Ghatkopar-Kirol, known as Anant Chhaya, Ghatkopar (E), Mumbai clubbed with S.R. Scheme on non slum plot bearing CTS no. 2079 to 2138 & 2139(pt.) and slum plot bearing CTS no. 2139(pt.) of Village Ghatkopar-Kirol for "Navjeevan CHS (prop.)" (S.R. Scheme no.2)

**Ref : SRA/ENG/2794/N/PL/LOI (S.R. Scheme no.1) &**  
**SRA/DDTP/187/N/PL/LOI (S.R. Scheme no.2)**

Gentlemen,

With reference to the above mentioned clubbed Slum Rehabilitation Schemes and on the basis of documents submitted by applicant and in



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continuation to earlier Clubbing Revised LOI issued dated 22/06/2018, this office is pleased to issue in principle approval to the scheme in form of this **Revised Letter of Intent (LOI)**, subject to the following conditions.

1. That all the conditions of LOI u/no. SRA/ENG/2794/N/PL/LOI & SRA/DDTP/187/N/PL/LOI dated 22/06/2018 shall continue and shall be complied at appropriate stages.
2. That the built up area for sale and rehabilitation shall be as per the following scheme parameters by utilizing TDR. 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	Particulars				Area (sq.mt.)
		Slum Plot Under Reg. 33 (10)	Non-slum Plot Under Reg. 33 (14)D		Non-slum Plot under Reg. 32 (Zonal FSI + TDR)	
1	Plot area	576.29	1900.32		6759.09	9235.70
2	Deduction for					
	a) Setback area of D.P. Roads	-	-		171.13	171.13
	b) Reservations:					
	i) MAP	-	-		1144.31	1144.31
	Total	-	-		1315.44	1315.44
3	Balance plot area	576.29	1900.32		5443.65	7920.26
4	Deduction for 15% Recreational Open Space	-	285.05		816.55	1101.60
5	Net area of plot for computation of T/S density.	576.29	1615.27		4627.10	6818.66
6	Addition for FSI	-	-		1144.31	1144.31
7	Total Plot Area for FSI Purpose	576.29	1615.27		5771.41	7962.97
8	Max. in situ Permissible F.S.I.	4.00	2.50		2.50 (1.00 Zonal + 1.00 TDR + 0.50)	-
			PTC	Incentive	Zonal	

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			0.75	0.75	1.00	Govt. TDR)	
9	Max. BUA permissible in-situ	2305.16	4038.17			15653.35 (i.e. 5771.41 (Zonal) + 6587.96 (1.00 TDR) + 3293.98 (6587.96 x 0.50 Govt. TDR))	21996.68
			1211.45	1211.45	1615.27		
10	After clubbing Max. BUA permissible.	2305.16	2401.70 = 1211.45 + 1190.25 PTC BUA transfer red from scheme no. 2	21.20 = 1211.45 sale BUA - 1190.25 5 sale BUA transfe rred to schem e no.2	1615.27	15653.35	21996.68
11	BUA proposed after clubbing (Reg. 33 (14)D)	-	2407.22 (2401.70 + 5.52 to complet e PTC t/s.)	15.68 (21.20 - 5.52 counted in clubbed PTC t/s.)	1615.27	-	4038.17
12	TDR generated from road setback (to be utilized on same plot as per govt. Notification dtd. 16/11/16)	-	-	-	-	342.26 (i.e. 171.13-Zonal + 171.13-1.00 TDR)	342.26
13	Rehab BUA	1587.30	-	-	-	-	1587.30
14	Rehab passages & Amenity Area	329.64	-	-	-	-	329.64
15	Rehab Component (10+ 11)	1916.94	-	-	-	-	1916.94
16	Sale Component(12)	1916.94	-	-	-	-	1916.94



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17	Total BUA sanctioned for the project (10 + 13)	3504.24	-	-	-	-	3504.24
18	Total BUA sanctioned for the project (14 / 7)	6.08	2.50			2.50	-
19	Sale BUA permissible in-situ	717.86	-	15.68	1615.27	15653.35	18002.16
20	No. of Rehab t/s. as per Reg. 33(10) i) Rehab Resi.---- ii) Rehab R/C.---- iii) Rehab Comm.-	33 nos. 01 no. 01 no.	-	-	-	-	33 nos. 01 no. 01 nos.
21	PAP tenements considered as against non-eligible tenements i) Rehab Resi.---- ii) Rehab R/C.---- iii) Rehab Comm.-	15 nos. - 01 no.	-	-	-	-	15 nos. - 01 no.
22	PTC Tenements	-	70 nos.	-	-	-	70 nos.
23	a. Balwadi---- b. Welfare --- Center c. Society Office--	01 no. 01 no. 01 no	-	-	-	-	01 no. 01 no. 01 no
24	A) BUA of buildable reservation: Municipal Primary School	-	-	-	-	1244.73	1244.73
	A) Area of non-buildable reservation i) Setback of D.P. Roads	-	-	-	-	171.13	171..13

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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 modified D.C. Regulations of 1991 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 LOI)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner, "N" Ward, M.C.G.M.
4. Dy. Collector of (Enc. & Rem.), M.S.D.
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.

for 

Chief Executive Officer  
Slum Rehabilitation Authority