



## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/604/HE/MHL/LOI.

Date: 27 APR 2023

1. **Architect** : Smt. Leena Churi of M/s Essaar Group,  
B/105,106, Shivam Square,  
Sahar Road,  
Andheri (East), Mumbai -400069.
2. **Developer** : M/s DLH Stelmac Developers Pvt. Ltd.  
Dev Plaza, 10th Floor,  
S. V Road, Andheri (W),  
Mumbai - 400058.
3. **Society** : "Bandra (East) Ghausia Compound CHS Ltd"

**Subject** : Change in Scheme Parameters in the Slum Rehabilitation Scheme under reg. 33(10) of DCPR 2034 on Plot bearing CTS No. 418A(pt),418/541(pt), 418/545 - 548, 418/566-567, 418/568(pt), 418/569-572, 418/574(pt), 418/576(pt), 418/636-677, 418/678(pt), 418/679-680, 418/681(pt), 418/682(pt), 418/683-714, 418/715(pt) & 418/716(pt) of Village Bandra (East) at Aliyaware Jung Marg, Bandra (East) for Bandra (East) Ghausia Compound CHS Ltd.

Gentlemen/Madam,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Revised Letter of Intent.

All the conditions of the earlier LOI issued under even no. dated 10.10.2022 remain in force; however following conditions shall be revised herewith and read as under:

**Condition no. 4:**

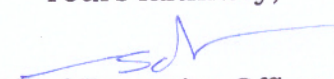
The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts, PAP etc. the parameters shall be got revised from time to time.



**SRA/ENG/604/HE/MHL/LOI**

<b>Sr No</b>	<b>Area Statement</b>	<b>As per Revised LOI(sq.m)</b>
1.	Gross Slum Plot Area	4914.34
2.	Deductions for;	
3	a. Proposed Road D.P. Road.	Nil
	b. Total Deduction	Nil
4	Amenity Plot area [as per reg 14(A)]	86.00
4.	Net area of the plot	4828.34
5	Additions for	
	c. Proposed Road D.P. Road.	Nil
	d. Total Deduction	Nil
6	Plot Area for FSI	4828.34
7	Maximum FSI permissible on plot	4.00/ or sanctioned
8	Maximum Built up Area permissible on plot	--
9	Rehabilitation BUA for FSI purpose	10714.51
10	i. Area of common passage & B.W./W.C./S.O	7218.46
10	Rehabilitation Component (9+10)	17932.97
11	Sale Component (1:1.05)	18829.62
12	Total BUA sanctioned for the project (9+12)	29544.13
13	Total FSI permitted for project (13/6)	6.12
14	BUA permissible for sale on plot in situ.	18829.62
15	BUA permitted to be consumed on plot	29544.13
16	No. of eligible Slum Dwellers to be re-accommodated.	148
17	PAP t/s considered against non-eligible tenements	74
18	No. of regular PAP generated in scheme.	115
19	Amenity structures i.e. B/W, W/C, S/O prop.	11 nos. + Community Hall(02BW,02WC,02YG, 02LB,03SO)

Yours faithfully,

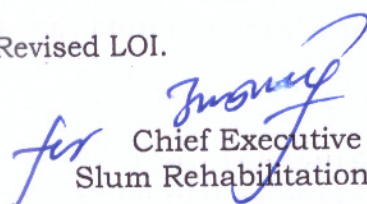
  
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

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

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

  
for Chief Executive Officer  
Slum Rehabilitation Authority