



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2815/S/PL/LOI &
S/PVT/0148/20180214/LOI

Date:

31 OCT 2023

1. **Architect** : Mr. Vijay Turbadakar
15/C, Shanti Bhuvan,
Dr. R.P.Road,
Mulund (W), Mumbai. -400 080.
2. **Developer** : M/s.Shraddha Landmark Pvt. Ltd.
Manisha Heights Commercial,
Gr. + 1st floor, Vaishali Nagar,
Mulund (W), Mumbai- 400 080.
3. **Society** : Sunshine CHS (Ltd.)

Subject : Issue of **Revised LOI** for Proposed Slum Rehabilitation Scheme on land bearing CTS No.112(pt), 112/2, 103 (pt) of village Bhandup, Bhandup (W), Mumbai Amalgamation of CTS no.112/1 of village Bhandup, Bhandup (W), Mumbai, under regulation 30 & 33(10) of DCPR 2034 for Sunshine CHS (Ltd.)

Reference: SOP No.1549/S/SOP Dt.26/09/2023

Gentleman,

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 (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2815/S/PL/LOI dtd.04/02/2016, 23/12/2016, 25/11/2019 & 11/08/2023 shall be complied with.
2. 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 salient features of the scheme are as under:

| Sr. No. | Description | Revised scheme parameters as per proposed plans | |
|---------|---|---|---|
| | | Slum plot area in sq.mt. | Non slum area in sq.mt. |
| 1 | Area of plot considered for the scheme | 9843.34 | 978.69 |
| 2 | Deductions for | - | - |
| | (a) Road setback area | 1795.31 | 222.74 |
| | (b) Reservation area land component | Nil | Nil |
| | (c) Amenity area as per reg. 14 (a) | 140.84 | 37.80 |
| 3 | Total Deductions | 1936.15 | 260.54 |
| 4 | Balance Area of Plot | 7907.19 | 718.15 |
| 5 | Net area for density calculation & FSI computation | 7907.19 | 718.15 |
| 6 | (a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034 | 3 or sanctioned FSI whichever is higher | - |
| | (b) Zonal FSI + Max. permissible TDR + additional FSI by paying payment + twice road widening area (As per notification u/no.TPB-4319/CR /2019 /UD-11 dt.24/11/2021.) | - | 1.00 + 0.50 + twice road widening area |
| 7 | (a) Proposed built-up area of Rehab. | 13390.02 | - |
| | (b) Passage area & amenity area | 4620.74 | - |
| 8 | Rehab Component | 18010.76 | - |
| 9 | Sale Component (1.15 X Rehab Component) | 20712.37 | - |
| 10 | (a) Total Sale BUA permissible in situ | 20712.37 | 718.15 + 359.08 + 445.48 |
| 11 | Total sale BUA proposed to be consumed in situ | 20712.37 | 1522.71 |
| 12 | Total BUA sanctioned for the project (7 (a) + 9) | 34102.39 | 1522.71 |
| 13 | FSI sanction for the scheme (12/4) | 4.31 | 1.00 + 0.50 + twice road widening area = 2.12 |
| 14 | Total BUA proposed to be consumed in situ | 34102.39 | 1522.71 |
| 15 | Total FSI consumed in situ | 4.31 | 1.00 + 0.50 + twice road widening area = 2.12 |
| 16 | TDR generated in scheme | - | - |
| 17 | No. of Tenements to be Rehabilitated Rehab unit -292 Commercial - 42 Balwadi-02 Welfare Center -02 Society Office -04 Skill development - 02 | 334 + 13 amenity | - |

| | | | |
|----|---|----|---|
| | Community hall -01 | | |
| 18 | Provisional PAP (01 Residential + 02 comm.) | 03 | - |
| 19 | PAP | 75 | - |

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 LOI.

Yours faithfully,

sdr

Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, BMC.
2. Assistant Commissioner, "S" Ward, BMC.
3. Chief Engineer (Development Plan), BMC.
4. H.E. of BMC.
5. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

[Signature]

Deputy Chief Engineer
Slum Rehabilitation Authority