



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2313/L/STGL/LOI

Date: 121 DEC 2023

Licensed Surveyor : M/s. Catapult Realty Consultants,
203 & 204, 2nd floor, Orbit Plaza,
New Prabhadevi Road, Prabhadevi,
Dadar, Mumbai – 400 025.

Developer : M/s. Raunak Jigna Associates
Plot no.1 Mohan Mill compound ,
1st floor Next to Honda show Room ,
Ghodbunder Road Thane (W)
400 607.

Society : Rahul Nagar no.2 SRA CHS Ltd.

Subject: Revised LOI for proposed S. R. Scheme on plot bearing C. T. S. No. 126(pt) & 126/6 (pt) of Village – Chembur, Taluka – Kurla, MSD at Eastern Express Highway, Chembur, Mumbai in “L-ward” for “Rahul Nagar no.2 SRA CHS Ltd.”

Reference: SRA/ENG/2313/L/STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 126(pt) & 126/6 (pt) of Village – Chembur, Taluka – Kurla, MSD at Eastern Express Highway, Chembur, Mumbai in “L-ward” for “Rahul Nagar no.2 SRA CHS Ltd.”, this office is pleased to inform you that, this **Letter of Intent** are considered and approved for the sanctioned **FSI of 4.40 (Four Point Four Zero Only)** on plot in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

All the other conditions mentioned in the earlier LOI issued u/No. SRA/ENG/2313/L/STGL/LOI dated 22 /08 /2019 will be continue by this LOI.

1. 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.	Particulars	As per proposed revised LOI (in sq.mtr)
1	Plot area as per M. R. Plan	12420.20
2	Deductions	
	a. D. P. Road and Set back	--
	b. P.G.	160.58
	c. R.G.	340.00
	d. Appurtenant land for College reservation	522.75
	e. Total deduction	1023.33
3	Net plot area for calculation of T/D	11396.87
4	Deductible R.G.	----
5	Amenity as per Reg. 14 A	---
6	Addition for FSI purpose	
	a. D. P. Road and Set back	--
	b. P.G.	160.58
	c. R.G.	340.00
	d. Appurtenant land for College reservation	522.75
	e. Total deduction	1023.33
7	Plot area for FSI purpose	12420.20
8	FSI permissible as per Clause 3.8 (VIII) of Reg. 33(10) of DCPR-2034	4.00 or Rehab + Incentive whichever is higher
9	Total BUA permissible	49680.80
10	Rehab BUA	24240.93
11	Rehab Component	30672.41
12	LR/RC ratio	1.61

13	Sale Incentive	1.20
14	Sale BUA permissible	36806.89
15	Sale BUA against Construction of amenity	1960.71
16	Total sale BUA permissible	38767.60
17	Sale BUA proposed in-situ	30000.10
18	Total BUA proposed in-situ	54241.03

2. 77 nos of PAP generated in the scheme out of which 46 nos. of PAP to be handed over to MMRD to accommodate slum dwellers affected for realignment of metro line - 4. Out of 46 PAP's clarification regarding 32 of PAP's to from MMRDA before application of full OCC to rehab wing.

3. That you shall submit updated P.R. Card within three months.

4. That you shall comply circular no. 209 & 210.

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 new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

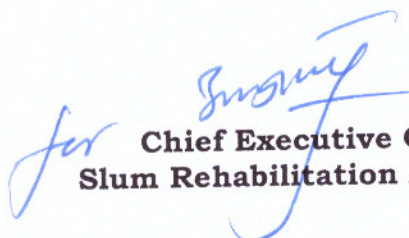
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**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Assistant Commissioner "L" Ward of BMC.
2. Chief Engineer Development Plan of BMC.
3. H.E. of BMC.
4. Deputy Secretary to Govt. of Maharashtra, Higher and Technical Education Department, Mantralaya.
- ✓ 5. I.T. Section (SRA), to publish this Revised LOI on SRA website

for 
**Chief Executive Officer
Slum Rehabilitation Authority**