



## Slum Rehabilitation Authority

No.: SRA/ENG/921/HW/PL/LOI

Date: 26 OCT 2023

1. **Architect** : M/s. Ken assist of Shri Sachin Jadhav  
36/1930, Shree Shradha C.H.S. Gr. Floor,  
W.E. Highway Service Road, Bandra East),  
Mumbai - 400 051.
2. **Developer** : M/s. Shiv Sai Developer  
608, Suchita Business Park, Y.S.Jadhav Marg,  
Patel Chowk, Ghatkopar (East), Mumbai - 400 077.
3. **Society** : Nikhar (SRA) Co-op. Housing Society Ltd.

**Subject :** **Scheme-I** : Revised LOI for Proposed S. R. Scheme under Reg. of DCPR, 2034 on plot bearing C.T.S. No. F/1533, F. P. No. 578 of TPS-III of Village Bandra-F, situated at 5<sup>th</sup> Road, Bandra (West), H/W ward, Mumbai 40052, for, "Sarvoday SRA CHSL."

**Clubbed with**

**Scheme-II** : Proposed S.R. scheme on plot bearing C.T.S No., E/128, F.P. No. 663 of TPS-III, of Village Bandra-E, situated at Ambedkar Road, Bandra (West), H/W ward, Mumbai 400052, for, "Nikhar SRA CHSL."

Ref. : SRA/ENG/921/HW/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to revised LOI dated 12/04/2010 & 10/05/2023 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent** by clubbed both schemes subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of intent issued under even number SRA/ENG/921/HW/PL/LOI dtd. 12/04/2010 & 10/05/2023 and conditions mentioned therein will be continued, only the following conditions stands modified as under;



**Modified Conditions :****The salient features of the scheme are as under;**

Sr. No.	Description	Proposed parameters as per Reg. 9(6)(a) of DCPR, 2034
		Nikhar SRA CHSL
		Area (in sq.mt.)
1.	Gross plot area for S.R. Scheme	639.60
2.	Total Deduction for	
(i)	Non- Buildable reservation (if any)	--
(ii)	Road set-back area	63.50
(iii)	Existing reservation area (Municipal Chowky) (20%)	--
(iii)	Total (i + ii + iii)	63.50
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034	576.10
4.	Less deductible Reservation, if applicable.	--
5.	Net area of plot as per clause 3.12 of 33(10) of DCPR 2034.	576.10
6.	Addition for FSI purpose ( as per DCR,1991)	63.50
7.	Total plot area for FSI purpose	639.60
8.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4.00 (sanctioned)
8a	Incentive FSI : 1:0.90 i.e. upto 0.40 Ha. in Sarvodaya & Nikhar SRA CHS Ltd.	1:0.90
9.	Total max. BUA permissible on the plot	2558.40
10.	Rehab Built up area (excluding areas under staircase & common passage)	(-) 1206.94
11.	Common passage & Amenity area	(-) 424.76
12.	Rehabilitation Component (10 + 11)	(-) 1631.70
13.	Permissible Sale Component (12e x 0.90)	(-) 1468.53
14.	Total BUA sanctioned for the Scheme (10 + 13)	2675.47
15.	Total FSI sanctioned for the scheme (14/7)	5.25
16.	Sale BUA proposed in-situ	(+) <b>1915.73</b>
17.	Total Sale BUA+ Constructed BUA Amenity in AR proposed to be consumed in-situ	1915.73
18.	Permissible in-situ sale fungible	--
19.	Proposed in-situ sale fungible	--
20.	Proposed Sale BUA/ FSI consumed in-situ with fungible (17+19)	<b>1915.73</b>
21.	Spill over TDR generated in the scheme	--
22.	No. of Eligible slum dwellers to be accommodated in scheme.	(-) <b>13 Nos.</b>
23.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	(-) <b>23 Nos.</b>
24.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034.	(-) <b>01 Nos.</b>

1. Conditions mentioned in previous LOI shall prevail.
2. That you shall be binding by the provision of circular no. 209 & 210 and have to comply.

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 & Promotion Regulation (DCPR) of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

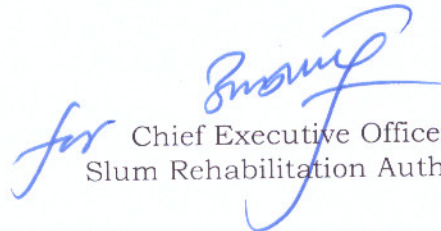


Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "H-W" Ward, M.C.G.M.
4. ✓ I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer  
Slum Rehabilitation Authority