



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/227/T/PL/LOI

Date: ' 20 DEC 2023

1. **Architect** : Sheetal Nikhare of
M/s S. S. Associates,
1103, 11th floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W) – 400604.
2. **Developer** : M/s. Anuwrita Realty Pvt. Ltd.
Room No.2A, Dr. Ambedkar Road,
Mulund (W), Mumbai.

Subject : Issue of clubbing LOI for Approved S.R. Scheme u/s. 33(11) of DCPR 2034, on non-slum plot bearing CTS No.1258, 1258/1 to 8 of village Mulund (W), in 'T' ward of BMC, Mumbai - 400 080.
(Scheme no. 02 in 'T' ward).

Clubbing With

Approved S.R. Scheme u/s. 33(10) of DCPR 2034 on land bearing CTS No.333 (pt), 334 (pt), 335 (pt), 336, 359 (pt) of village Bhandup, Taluka- Kurla, Mulund-Nahur village road, Bhandup (E), in 'S' ward of BMC, Mumbai – 400 078.

(Scheme no. 01 in 'S' ward)

Reference: SOP No.887/SOP/T Dt.30/05/2023

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.

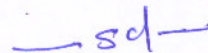
1. That all conditions mentioned in Letter of Intent issued under No. SRA/DDTP/227/T/PL/LOI dtd.08/09/2016 & 25/11/2016, 10/07/2019 shall be complied with.
2. The built-up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under: -

Sr.No.	Description	After clubbing Scheme-2 at T ward 33(11)
1	Area of plot considered for the scheme	937.50
2	Deductions for	-
	(a) Road setback area	-
	(b) D. P. Reservations of Shopping Centre	111.42
	Total Deductions	111.42
3	Balance Area of Plot	826.08
4	Addition for FSI purpose	111.42
5	Net area for density calculation & FSI computation	937.50
6	Minimum FSI to be attained as per reg. 33(11) of DCPR 2034	3 FSI
7	Permissible BUA:-	2812.50
	(a) Zonal FSI	937.50
	(b) PTC	-
	(c) Free sale	1875.00 (937.50 + 937.50)
8	Total Sale BUA permissible in situ	2812.50 (937.50 + 937.50 + 937.50)
9	(a) PTC BUA transfer from Scheme - 2 to scheme 1	(-) 937.50
	(b) Sale BUA transfer from Scheme -1 to Scheme-2	(+) 937.50
10	Total sale BUA proposed to be consumed in situ	2812.50 (1875 + 937.50)
11	Total BUA sanctioned for the project	2812.50
12	FSI sanction for the scheme	3.00
13	Total BUA proposed to be consumed in situ	2812.50
14	Total FSI consumed in situ	3.00
15	No. of PTC Tenements proposed	Nil

If applicant 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,

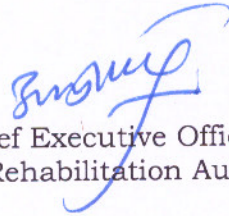


Chief Executive Officer,
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, BMC.
2. Assistant Commissioner, "T" 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.

for 
Chief Executive Officer,
Slum Rehabilitation Authority