



SLUM REHABILITATION AUTHORITY

No.: K.E/PVT/0253/20201208/LOI

Date:

22 DEC 2022

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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. Shraddha Build- Con Pvt. Ltd.
Manisha Heights Commercial,
Gr. + 1st floor, Vaishali Nagar,
Mulund (W), Mumbai- 400 080.
3. **Society** : Shree Tadkeshwar Mahadev SRA CHS (Prop.)

Subject: Revised LOI for proposed S.R. Scheme on plot bearing CTS. No.205, 205/1 to 9 of village Majas, Jogeshwari (E), Mumbai, under regulation 33(10) for slum and 30 for non-slum of DCPR 2034., for Shree Tadkeshwar Mahadev SRA CHS (Prop.)

Reference : Application u/no.1361/SOP/KE dt.18/08/2023

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.KE/PVT/0253/20201208/LOI dtd.11/04/2022 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	Proposed Scheme parameters in sq.mt	
		Slum	Non-slum
1	Area of plot considered for the scheme	941.60	410.80
2	Deductions for	-	-
	(a) Road setback area	-	-
	(b) Area of Nalla	39.75	-
	Total Deductions	-	-
3	Balance Area of Plot	901.85	410.80

4		Net area for density calculation & FSI computation	901.85	410.80
5	(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	-	1.00 + 0.50 + 0.50 (TDR)
6	(a)	Proposed built-up area of Rehab.	1561.40	
	(b)	Passage & amenity area	578.14	-
	(c)	Rehab Component	2139.54	-
7		Sale Component (1.00 X Rehab Component)	2139.54	-
8	(a)	Total Sale BUA permissible in situ	2139.54	410.80 + 205.40 + 205.40 = 821.60
9		Total sale BUA proposed to be consumed in situ	2139.54	821.60
10		Total BUA sanctioned for the project (6 a + 7)	3700.94	821.60
11		FSI sanction for the scheme (10/4)	4.10	2.00
12		Total BUA proposed to be consumed in situ	3700.94	821.60
13		Total FSI consumed in situ	4.10	2.00
14		TDR generated in scheme	-	-
15		No. of Tenements to be Rehabilitated Rehab unit - 36 Commercial - 14 Balwadi- 01 Welfare Center -01 Society Office -01 Skill development - 01 Library -01	50 + 5 amenity	-
16		Provisional PAP (03 resi + 03 commercial + 01 R/C)	07 Nos.	-
17		PAP	Nil	-

3. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
4. That all Lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated elevator technologies along with Lift capacity for at least 8 persons (the minimum shaft size shall be W1800mm X D1800mm) instead 4 or 6 person considering increased lift handling capacity over a period of time.

5. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.
6. That you shall submit revised NOC from EE SWD (Planning) for composite building.

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,

sd

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, BMC.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "KE" Ward, BMC.
5. Chief Engineer (Development Plan), BMC.
6. H.E. of BMC.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

for *Zunair*

Chief Executive Officer
Slum Rehabilitation Authority