

SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/2319/RC/STGL/ LOI**

Date: **26 JUN 2023**

- 1. Architect** : Shri. Manishkumar V. Bagsariya
Of M/s. Jiyani Consultants LLP.
802, 8th floor, Shiva Mudra CHSL,
Nanda Patkar Road, Vile Parle East,
Mumbai 400 057.
- 2. Developer** : M/s. Siddeshwar Builders Pvt. Ltd.
109, Laxmi Chhaya CHS Ltd.
Babhaj, L.T road Borivali (W),
Mumbai - 400 092.
- 3. Society** : Om Shri Siddheswar CHS Ltd.
Carter road no. 5, Raidongari,
Opp. Vithal Mandir, Borivali (East)
Mumbai-400 066.

Sub.: Revised LOI for S. R. Scheme on plot bearing C.T.S. No. 395/A & 395/B of Village Kanheri, Rai Dongri Road, Borivali (East), Mumbai 400 066, under regulation 33(10) of DCPR 2034 for slum and regulation 30 of DCPR 2034 for non-slum.

Ref. : SRA/ENG/2319/RC/STGL/ LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/2319/RC/STGL/LOI dtd. 17/03/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 3: 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	Area in sq.mt.		
		Slum	Non-slum	Total
1	Plot area as per P.R. Card	1840.00	--	1840.00
2	Area of slum plot as per Annexure-II	1691.30	--	1691.30
3	Deduction for:			
	i) Setback/DP Road	97.50	--	97.50
	ii) Deduction for 15% R.G. (if applicable)	--	--	---
	i) Municipal Retail Market (206.98/3.57)	57.98	--	57.98
4	Balance Plot Area	1535.82	--	1535.82
5	5% Amenity Open Space	----	--	----
6	Net plot area	1535.82	--	1535.82
7	Addition for FSI purpose			
	i.) Setback/DP Road	97.50	--	97.50
	ii) Deduction for 15% R.G. (if applicable)	--	--	--
	iii) Municipal Retail Market (206.98/3.57)	57.98	--	57.98
8	Total Slum Plot area for FSI purpose	1691.30	--	1691.30
9	Total Non-Slum Plot area for FSI purpose	--	148.70	148.70
10	Permissible FSI on Slum Plot	4.00 or upto Sanctioned FSI whichever is more	--	4.00 or upto Sanctioned FSI whichever is more
11	Max. Permissible FSI on Non-Slum Plot	--	1.00	1.00
12	Additional 50% FSI as per Reg. 30 (50% of 148.70)	--	74.35	74.35
13	FSI credit available by TDR (90% of 148.70 as plot fronting to 18.30 mt. road)	--	133.83	133.83
14	Max. BUA permissible in-situ for Slum plot	--	--	--
15	Max. BUA permissible in-situ for Non-Slum plot	--	356.88	356.88
16	Rehabilitation BUA	2482.60	--	2482.60
17	Areas of Amenities including common passage	749.30	--	749.30
18	Rehabilitation Component	3231.90	--	3231.90
19	Sale Component (Incentive 1.10)	3555.09	--	3555.09
20	Total BUA permitted for project (Slum)	6037.69	--	6037.69

21	Total FSI permitted for project (Slum)	3.57	--	3.57
22	Sale BUA permissible in-situ	3555.09	356.88	3911.97
23	TDR generated in the Scheme	--	--	--
24.	A) No. of eligible slum dwellers to be re-accommodated			
	Rehab Residential	71 Nos.	--	71 Nos.
	Rehab Commercial	09 Nos.		09 Nos.
	Rehab R/C	01 Nos.		01 Nos.
	Ex. Amenities / temple	01 Nos.		01 Nos.
24.	A) Amenities to be provided			
	Balwadi	01 Nos	--	01 Nos.
	Welfare Center	01 Nos		01 Nos.
	Society Office	01 Nos		01 Nos.
	Health Center	01 Nos		01 Nos.
Library	01 Nos		01 Nos.	
25	No. of PAP generated			
	Residential PAP	01	--	01
	Commercial PAP	01		01

If applicant Society/Developer/L.S. are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.


Yours faithfully,

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Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner, "R/C" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no. 37.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.


Deputy Chief Engineer
Slum Rehabilitation Authority