



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/766/GS/ML/LOI

Date: -

19 JUN 2023

- 1. Architect** : Shri. Samar Raut.  
M/s. Vision.  
51/2419, Gr. floor,  
NishiGandha CHS Ltd.,  
Gandhi Nagar, Opp. MIG Club,  
Bandra (E), Mumbai – 400 051.
- 2. Developer** : M/s. N. K. Builders & Developers.  
9/588, Ramnagar CHS Ltd.  
3<sup>rd</sup> Road, Khar (West),  
Mumbai – 400 052.
- 3. Society** : M/s. Bhagwan Shriram CHS Ltd.  
Plot No. 939, Kardiwadi, Patliwadi,  
New Prabhadevi Road,  
Prabhadevi, Mumbai – 400 025.

**Sub** : Proposed Slum Rehabilitation Scheme on plot bearing F. P. No. 939 and Contiguous 12.20 mtrs. wide T. P. Road of TPS-IV Mahim Division, for “Bhagwan Shriram SRA CHS Ltd”.

**Ref** : SRA/ENG/766/GS/ML/LOI

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 **Revised Letter of Intent (LOI)** for grant of 4.00 FSI (Four point Zero Zero) for “Bhagwan Shriram CHS Ltd.” in accordance with D.C. regulation no. 33(10) of DCR 1991 amended upto date out of which maximum FSI of 3.17 for the scheme is allowed to be consumed on the plot subject to the following conditions :-

**This revised LOI is issued in continuation with the earlier LOI issued under even no. dtd. 04/05/2019. It stands modified with respect to the conditions mentioned herein below.**

4. That 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:-**

<b>Sr. no.</b>	<b>Particular</b>	<b>As per Proposed LOI. Area in Sq.mts</b>
1	Area of slum plot	3481.96
2	Area not in scheme	15.00
3	Road set back area	1760.38
4	Balance net plot area	1706.58
5	Addition for FSI	1760.38
6	Total Plot Area for FSI	3466.96
7	Permissible F.S.I.	4.00
8	Permissible BUA	13867.84
9	Rehab Component Area (Resi.181+ Comm.1 + 06 Amenity)	7418.80
10	Sale Component (1:0.75)	5564.10
11	Rehab Built up area (Resi.181 + Comm.01)	5425.42
12	Total BUA permissible in scheme (10 + 11)	10989.52
13	FSI permissible in scheme 12/6	3.17
14	Sale Area permissible in-situ (12-11)	5564.10
15	Total BUA permissible in-situ (11 + 14)	10989.52
16	FSI permissible in-situ	3.17
17	Sale BUA proposed in rehab building	561.17
18	Sale BUA proposed in sale building	4852.86
19	Sale BUA (Existing encroachment structure)	5.75
20	Total Sale proposed in scheme (17 + 18)	5419.78
21	TDR if any	144.32
22	Sale compensatory fungible FSI permissible	429.59
23	Sale compensatory fungible FSI proposed	429.59

14. That the rehabilitation component of scheme shall include.
  - a. 181 Numbers of Residential tenements.
  - b. 01 Numbers of commercial tenements.
  - c. Nil Numbers of R/C tenements.
  - d. 02 Numbers of Balwadi
  - e. 02 Numbers of Welfare Centre
  - f. 02 Number of Society Office.
30. That you shall submit the E.E. (T&C) NOC from BMC before OCC to Sale building.
31. That you shall submit the CFO NOC from BMC before OCC to Sale building.
33. That you shall submit the remarks from Ch.Eng. (M&E.) BMC NOC before OCC to Sale 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 modified D.C. Regulations of 1991 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 the LOI)

**Copy to:**

1. A.C. 'G/South' Ward, BMC
2. Chief Engineer (Development Plan), BMC
3. Tahasildar – 1(S.C.), SRA
4. H.E. of BMC.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority