



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1409/RS/STGL/LOI

Date:

5 JUN 2023

1. **Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. **Developer** : M/s. Dharti Nirman Builders & Developers
Gala compound, haji Bapu Road,
Opp. Post Office, Malad (East), Mumbai – 400 097.
3. **Society** : 1) Shri Shiv Shakti SRA CHS (Ltd.)
2) Pandit Nehru SRA CHS (Ltd.)
3) Karumari Aman SRA CHS (Ltd.)
4) Bharat SRA CHS (Prop.)

Subject: Revised LOI for S.R. Scheme on plot bearing CTS no. 6/A(pt.) of village Malvani and CTS No. 3A/1 (pt.) of village Charkop, S. No. 263(pt.) Bhabrekar Nagar Charkop, Kandivali (W), Mumbai, under regulation 33(10) of DCPR-2034.

Ref : SRA/ENG/1409/RS/STGL/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 30/08/2021 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/1409/RS/STGL/LOI dated 30/08/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 4 : 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, eligibility 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.)
1.	Plot area	6181.60
2.	Less : i.) Road Setback area	180.00
3.	Balance Plot Area	6001.60
4.	Deduction for Amenity Open Space	105.03
5.	Net plot area	5896.57
6.	Addition for FSI purpose i.) Road Setback area	180.00
7.	Plot area for FSI	6076.57
8.	Permissible FSI on Plot	4 or upto Sanctioned FSI
10.	BUA permissible on in Situ	--
10.	Rehabilitation BUA	12733.78
11.	Areas of Amenities including common passage	5551.42
12.	Rehabilitation Component	18285.20
13.	Sale Component (incentive 1:1.15)	21027.98
14.	Total BUA permitted for project	33761.76
15.	Total FSI permitted for project	5.56
16.	BUA permissible for sale on plot	21027.98
17.	Spillover TDR generated	--
18.	Spillover TDR already claimed	2859.58
19.	BUA permissible for Sale on plot	18168.40
20.	BUA proposed to be consumed for Sale on plot	18111.65
21.	No. of eligible t/s to be Rehabilitated	
	Residential	304
	Commercial	11
	R/C	01
	Balwadi	02
	Welfare Center	02
	Health Center	02
	Library	02
	Society Office	03
	Community Hall	01
22.	Provisional PAP	
	Residential	13
	Commercial	02
	R/C	--
23.	PAP generated in the scheme	58
	Amenity PAP	02

Condition No. 11: The developer shall pay 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of developed land rate as per ASR to the slum rehabilitation Authority.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

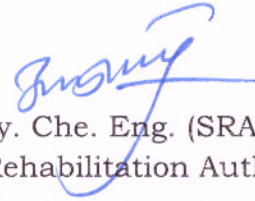
Yours faithfully,

-sd-

Dy. Che. Eng. (SRA)
Slum Rehabilitation Authority

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "R/S" Ward, M.C.G.M.
3. Addl/Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.



Dy. Che. Eng. (SRA)
Slum Rehabilitation Authority