



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2925/PN/PL/LOI
Date:

- Architect** : Shri. Rasik P. Hingoo of
M/s. Rasik P. Hingoo Associates,
Office 106, Pagrav, Next to Patkar College,
S.V. Road, Goregoan (W), Mumbai- 400 062.
- Developer** : M/s. Siddhivinayak Developers Kurar
Office No.14, 2nd floor, Sujata bldg., Above
Malad Bank, Rani Sati Marg, Malad(E),
Mumbai-97.
- Society** : "Ekta-2 SRA CHS (prop)."

Sub.: Issue of revised LOI for the proposed S.R. Scheme on Slum plot bearing CTS no. 451, 452, 452/1 to 12, 453(pt.), 454 and Non Slum plot bearing CTS No. 278/E/3 & 453(pt) of Village-Kurar, Taluka-Borivali, Mumbai for "Ekta SRA CHS (prop) & Ekta-2 SRA CHS (prop)" under reg. 33(10) and reg. 33(11) of DCPR-2034.

Ref. : SRA/ENG/2925/PN/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme, and on basis of documents submitted by applicant and in continuation to earlier LOI dated 23/06/2022, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the conditions of LOI u/no. SRA/ENG/2925/PN/PL/LOI dated 28/06/2021 and 23/06/2022 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	Revised Parameters (In sq. mtr.)		Total
		33(10)	33(11)	
1	Area of plot	1760.00	896.90	2656.90
2	Deduction for			
	a) Setback area of Roads (Now as per demarcation)	24.11	406.69	430.80
3	Balance plot area	1735.89	490.21	2226.10
4	Net area of plot for computation of t/s. density.	1735.89	-	-
5	Addition for FSI	24.11	406.69	24.11
6	Total Plot Area for FSI Purpose	1760.00	896.90	2656.90
7	Permissible BUA on road setback as per Reg. 30 read with Reg. 32 (setback area 406.69 x 2)	--	--	--
8	Permissible BUA for PTC (Total permissible BUA - Zonal FSI - Road setback BUA)/2)		896.90	896.90
9	Permissible F.S.I.	4.00 or sanctioned FSI whichever more	3.00	-
10	BUA permissible	7040.00 or sanctioned BUA	2690.70	9730.70
11	Rehab BUA	3836.41	--	3836.41
12	Rehab passages & Amenity Area	2532.15	--	2532.15
13	Rehab Component	6368.56	--	6368.56
14	Sale Component (11 x Incentive BUA-1.10)	7005.42	1793.80 (896.90- Zonal FSI + 896.90 BUA in lieu of PTC)	8799.22
15	Total BUA sanctioned for the project	10841.83	2690.70	13532.53
16	Total BUA sanctioned for the project	6.16	3.00	-
17	PTC BUA proposed in this scheme	---	371.92	371.92
18	PTC BUA transferred to Scheme no-01	--	524.98	
18	Sale BUA permissible in-situ after clubbing	7005.42	2318.78 (Zonal-	9324.20

SRA/ENG/2925/PN/PL/LOI

			896.90 + incentive Sale BUA in lieu of PTC- 896.90 + sale BUA transferred from scheme no.1-524.98)	
20	No. of Rehab t/s. as per Reg. 33(10)			
	• Rehab Residential	49 nos.	-	49 nos.
	• Rehab Resi. cum Com.(R/C)	01 no.	-	01 no.
	• Rehab Commercial	13 nos.	-	13 nos.
21	Provisional PAP as against non-eligible tenements			
	i) Rehab Residential	04 nos.	-	04 nos.
	ii) Rehab Commercial	03 nos.	-	03 nos.
22	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	49 nos.	-	49 nos.
23	PTC tenements	-	08 nos.	08 nos.
24	• Balwadi	01 no.	-	01 no.
	• Welfare Center	01 no.	-	01 no.
	• Society Office	01 no.	-	01 no.
	• Fitness Center	01 no.	-	01 no.
	• Library	01 no.	-	01 no.
25	A) BUA of buildable reservation	-	-	-
	B) Area of non-buildable reservation			
	• Setback of Road	24.11	406.69	430.80

3. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
4. That you shall submit Revised NOC from CFO before last 25% sale CC.
5. That the sale CC will be released in co-relation of PTC tenements progress.

SRA/ENG/2923/PN/PL/LOI

6. That you shall submit N.O.C from E.E. (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking or NOC's as stipulated in EODB Circular. structural stability certificate from Registered structural engineer for mechanical parking arrangement before granting Further CC to the composite building.
7. That you shall submit environmental clearance before granting CC for area beyond 20,000 sq. mtr. as per policy.
8. That you shall comply all condition of SRA Circular no. 209 dtd. 01/08/2023, submit the register undertaking to that effect and display a board at site clearly indicating PAP/PTC tenants in the subjected S.R. Scheme in Marathi.
9. That you shall strictly abide to the conditions mentioned the SRA circular no. 210 and the PAP in the S.R. Scheme shall be constructed as per approvals and same shall be handed over to the competent authority after obtaining OCC. The last 25% Sale BUA C.C will be restricted till the said PAP/PTC's are not handed over to SRA by following due process.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they 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,



Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "P/N" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this LOI on SRA website.

Chief Executive Officer
Slum Rehabilitation Authority