



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2802/KW/MHADA/LOI

Date:

27 DEC 2023

1. **L.S.** : Shri. Santosh Zirmute of
M/s. Arch View Associates
46/2249, Suprabhat CHS, Gandhi Nagar, Near
MHADA office, Bandra (East), Mumbai- 400
051.
2. **Developer** : M/s. Meezab Enterprises.
Amina Manzil, Ground floor, Behind Fish
Market, Behram Baug Road, Jogeshwari (W),
Mumbai. 400102.
3. **Society** : "Singh SRA CHS LTD"

**Sub.: Revision of LOI by clubbing of 01 additional S.R. Scheme
along with earlier 04 clubbed S.R. Schemes i.e.**

- 1) Slum Rehabilitation Scheme on plot bearing C.T.S. Nos. 432/3 to 9, 432/18 to 25, 432/29 to 36, 432/45 to 52, 432/59 to 71, 432/78 to 82, 432/90 to 94, 432/108 to 112, 432/120 & 432/122 to 125 at Village-Oshiwara, R.M.Rd., Taluka Andheri, Jogeshwari (W) for "Singh SRA CHS LTD" as per Reg. 33(10) of DCPR-2034 **(called as S.R. Scheme no.1)**

Already clubbed with

- 2) S.R. Scheme under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. F/1047 of Village Bandra-F, F.P. No. 47 of TPS-IV of Bandra, Taluka-Andheri (MSD), At Road No. 6, Prof. Almeida Park, Bandra (West), Mumbai, in H/West MCGM Ward. **(called as S.R. Scheme no.2)**

Already clubbed with

- 3) Slum Rehabilitation Scheme on plot bearing Survey No. 318 (part), C.T.S. No. C/1629A 1/3A and C/1629A 1/3B of village Bandra, at Pali Hill road, Khar (West), Mumbai u/s 33(11) of DCPR 2034. **(called as S.R. Scheme no.3)**

Already clubbed with

- 4) Slum Rehabilitation Scheme on plot bearing C.T.S. No. 892A & 892B of Village at Juhu, Vile Parle (West), Mumbai. K/W ward u/s 33(11) of DCPR 2034. **(called as S.R. Scheme no.4)**

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And now proposed Clubbing with

- 5) S.R. Scheme under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. 2476 & 2476/1 to 8 of Village Eksar, Taluka Borivali, at S.V.P. road, Rokadia Lane, Borivali (West), Mumbai-400 092 for Redevelopment of Kamal Kunj and Hari Sapt Sindhu CHS Ltd. in R/C ward of MCGM. **(Now Called as S.R. Scheme no. 5)**

Ref.: SRA/ENG/2802/KW/MHADA/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 12/11/2020, 14/02/2023, 28/04/2023 & 23/11/2023 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 condition mentioned in LOI u/no. SRA/ENG/2802/KW/MHADA/LOI Dtd. 12/11/2020, 14/02/2023, 28/04/2023 & 23/11/2023 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	S.R. Scheme No.1 Description	After Clubbing Area in Sq. Mtr.
1	Area of plot	1754.70
2	Deduction for	
	a) Setback area of Road	322.08
3	Balance plot area	1432.62
4	Net area of plot for computation of t/s. density.	1432.62
5	Addition for FSI	322.08
6	Total Plot Area for FSI Purpose	1754.70
7	Permissible F.S.I.	4.00 or sanctioned FSI whichever more
8	BUA permissible	7018.80 or more
9	Rehab BUA	3080.92
10	Rehab passages & Amenity Area	1536.61
11	Rehab Component	4617.53
12	Sale Component (11 x Incentive BUA-1.10)	5079.28
13	Total BUA sanctioned for the project	8160.20
14	Total FSI sanctioned for the project	4.65

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15	PTC component already clubbed from S.R. Scheme no 2 - M/s. New Grid Buildcon LLP.	706.50
16	PTC component already clubbed from S.R. Scheme no 3 - M/s. Searock Construction LLP	874.53
17	PTC component already clubbed from S.R. Scheme no 4 - M/s. Pooja Leisure & Lifestyle	1372.05
18	PTC component Now clubbed from S.R. Scheme no 5 - M/s. Shree Sundha Developers	1736.85
19	Sale BUA permissible in-situ (After clubbing)	389.35 i.e. 5079.28 - 2). less 706.50 Sq.mtrs (already shifted to M/s. New Grid Buildcon LLP) 3). less 874.53 Sq.mtrs (already shifted to M/s. Searock Construction LLP) 4) less 1372.05 Sq.mtrs. (already shifted to M/s. Pooja Leisure & Lifestyle 5) less 1736.85 Sq.mtrs (Now shifted to M/s. Shree Sundha Developers)
20	No. of Rehab t/s. as per Reg. 33(10)	
	• Rehab Residential	87 nos.
	• Rehab Commercial	02 nos.
21	Provisional PAP tenements as against non-eligible tenements i) Rehab Residential	06 nos.
22	Regular PAP tenements generated as per Clause 3.8 of Reg. 33 (10)	--
23	Clubbing PTC tenements	15 + 19 + 29 + 37 = 100 Nos.
24	• Balwadi	01 no.
	• Welfare Center	01 no.
	• Society Office	01 no.
	• Additional Amenity-I	01 no.
	• Additional Amenity-II	01 no.
25	A) BUA of buildable reservation: Setback of D.P. Road	322.08
	B) Area of non-buildable reservation	--

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3. That you shall pay premium towards an unearned income equal to 40% of difference 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 the clubbing of PTC tenements will be constructed and handed over to the SRA/SSPL/ or competent authority.
5. 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.

If applicant Society/Developer/Architect/L.S. 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,

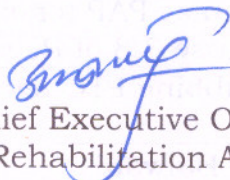
sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website

for 
Chief Executive Officer
Slum Rehabilitation Authority