



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/143/GS/STGL/LOI

Date:

12 OCT 2023

To,

Architect : Shri. Satish M. Hande, M/s. Ace Consultants,
510-511, 'C' wing, 5th Floor, Trade World, Kamala Mill Compound,
Senapati Bapat Marg, Lower Parel,
Mumbai - 400 013.

Developer : M/s. Sattadhar Constructions Pvt. Ltd.
Office No. 302, Reheja Xion,
Dr. Babasaheb Ambedkar Road,
Byculla (East), Mumbai 400 027.

Society : Subhedar Ramji Ambedkar Nagar CHS Ltd.

Subject : Revised of LOI for proposed Slum Rehabilitation Scheme from
DCR 1991 to DCPR 2034 on land bearing C.S. No. 876(pt.), 877 to
880 and C.S No. 894(pt.) to 897(pt.) of Worli Division, Mumbai City
District, situated at Khan Abdul Gafar Khan Marg, Worli, Mumbai-
400 018, for "Subhedar Ramji Ambedkar Nagar CHS Ltd." in 'G/S'
Ward of BMC.

Reference : No. SRA/ENG/143/GS/STGL/LOI.

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on land bearing C.S. No. 876(pt.), 877 to 880 and C.S No. 894(pt.) to 897(pt.) of Worli Division, Mumbai City District, situated at Khan Abdul Gafar Khan Marg, Worli, Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is principally approved for sanctioned **FSI** of 4.96 (**Four Point nine six**) in accordance with provisions of DCPR-2034, which shall be allowed to be consumed on the plot, subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure-II issued by Competent Authority and other relevant documents.

2. That you shall hand over 37 Nos. of tenements to the S. R. A. for Project Affected Persons, each of carpet area 27.88 sq. mtr. free of cost. The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
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.
4. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

Sr. No.	Description	As per revised LOI submitted
1.	Total area of plot for Scheme	7911.08
2.	Deduction for	84.87
	a) Setback	296.67
	b) Appurtenant land of Reservation	381.54
	Total of (a) & (b)	7,529.54
3.	Balance area of plot (1-2)	7,529.54
4.	Net area of Plot for computation of T/S Density	381.54
5.	Addition for FSI purpose: 2 (a & b) above	7911.08
6.	Total Plot Area for FSI Purpose	4.00 or
7.	Permissible FSI	sanctioned FSI whichever is more
8.	Rehab BUA	17733.89
9.	Passage & Amenities BUA	7349.81
10.	Rehab Component	25083.70
11.	Permissible Sale BUA (sale Incentive factor 0.85)	21321.15
12.	BUA / TDR in lieu of construction of built up amenity handed over under AR	205.00
13.	Total Permissible Sale BUA	21526.15
14.	Total BUA sanctioned for the project	39260.04
15.	Total FSI sanctioned for the project	4.96
16.	TDR generated if any	---
17.	BUA of buildable reservation	1204.27
18.	No. of Rehab T/s.	

	Rehab Residential	437
	Rehab Commercial	16
	Rehab R/C	07
	PAP	37
19.	Amenities	02
	Balwadi	02
	Welfare Center	05
	Society Office	02
	Yuvakendra	02
	Library	01
	Community Hall	

5. This LOI is in continuation with earlier Revised LOI dated 03/04/2023 and all the conditions mentioned in earlier revised LOI dt. shall be complied with and this revised LOI supersedes the revised LOI dt. 11/07/2023.

If applicants Society/Developer/Architect/Licensed Surveyor are agreeable to all these conditions, then they submit proposal for approval of plans separately for each building, in conformity with 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

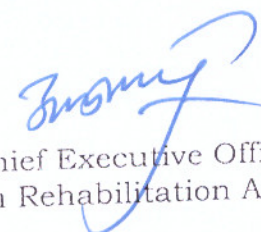
(Hon.'ble CEO (SRA) has approved the revised LOI)

Copy to:

1. Municipal Commissioner, BMC.
2. Collector, Mumbai City
3. Assistant Commissioner, "G/S" Ward, BMC
4. Chief Engineer (Development Plan), BMC.
5. Deputy Collector (SRA)-Copy for information to take further necessary action as per circular no.37.

✓ H.E. of BMC.

1. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority