



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2283/HE/MHL & PL/LOI

Date:

09 NOV 2023

To,

- 1. Architect :** Shri Sultan Chambyal
of M/s Architect Sultan Chambyal
208, A wing Goyal Shopping Arcade,
S.V. Road, Borivali (W), Mumbai – 400 092
- 2. Developer :** M/s Blue Diamond Construction Company &
M/s Steel Plant Pvt Ltd
Behind Vakola Municipal Market,
Off Nehru road, Vakola, Santacruz – (E),
Mumbai - 400 055.
- 3. Society :** Ayodhya Nagari SRA Co-Op Hsg Soc Ltd
Ram Nagar, on plot bearing CTS No 5608(pt) & 5608-1, CST
road, Kalina, Santacruz (East), Mumbai- 400 098

Sub: Revised LOI for proposed Slum Rehabilitation Scheme on plot bearing CTS No. 5608/1, 5608/A (pt) & 5621C, Kole-kalyan, Kalina, Santacruz (East), H-East, Mumbai, under DCR 33(10) of DCPR 2034 for Ayodhya Nagari SRA Co-op Hsg. Soc. Ltd.

Ref: SRA/ENG/2283/HE/MHL & PL/LOI

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, 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.

1. The 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. This LOI is in continuation with earlier LOI issued under No. SRA/ENG/2283/HE/MHL&PL/LOI dtd. 14/07/2020 & Revised LOI issued under No. SRA/ENG/2283/HE/MHL&PL/LOI dtd. 28/04/2023 and all the conditions mentioned in earlier LOI & Revised LOI shall be complied with.
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 hutments etc, the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

A)	DESCRIPTION	PROPOSED LOI		TOTAL
		SLUM AREA IN SQ MT	NON-SLUM AREA IN SQ MT	
1	Area under CTS No 5608/A(pt)	4296.00	----	4296.00
	Area under CTS No 5608/1	583.00	----	583.00
	Area under CTS 5621-C	----	2545.10	2545.10
	Total area of plot	4879.00	2545.10	7424.10
2	Area of reservations in scheme			
	a RE 1.1 (Municipal school)	492.47	----	492.47
	b ROS 2.5 (Sport Complex/ Stadium)	3814.55	2545.10	6359.65
	c ROS 1.4 (Play Ground)	57.75	----	57.75
	d Sanctioned 18.30 mt RL	514.23	----	514.23
	Total area of plot under reservations (2a+2b+2c+ 2d)	4879.00	2545.10	7424.10
3	Plot area to be considered for calculation purpose in the SR scheme as per Reg 17(3)(D) i.e 100% for buildable reservation for Slum Plot and as per point no 2 of table 3 of reg 17(1) i.e. 100% of reserved non-Slum Plot area.			
	a RE 1.1 (Municipal school)	492.47	----	492.47
	b ROS 2.5 (Sport Complex/ Stadium)	3814.55	2545.10	6359.65
	c ROS 1.4 (Play Ground)	----	----	----
	d Sanctioned 18.30 mt & 13.40 mt RL	514.23	----	514.23
4	Total reserved plot area considered for S R Scheme (3a+3b+3c+3d)	4821.25	2545.10	7366.35
5	Less Sanctioned RL of 13.40 mt & 18.30 mt wide road	514.23	----	514.23
6	Balance plot area (4-5)	4307.02	2545.10	6852.12
7	Add Setback area for FSI purpose	514.23	----	514.23
8	Plot area for FSI (6+7)	4821.25	2545.10	7366.35
9	a Max permissible FSI on slum plot (4.00 or sulm total of rehabilitation BUA plus incentive BUA, whichever is more with min density of 650/hectare as per 33(10) & 2.40 for non-slum plot as the scheme abuts 18.30 mt wide sanctioned RL	4.00 or sanctioned	2.40	-----
	b i) Plot potential (1.00)	As per Sr No II (iii) of Table No 12 of Reg 30	2545.10	2545.10
	ii) Additional FSI (0.50)		1272.55	1272.55
	iii) Permissible TDR (0.90)		2290.59	2290.59
	Therefore, Max permissible FSI on non-Slum plot (9bi+9bii+9biii)(2.40 FSI)		6108.24	6108.24
10	Max permissible BUA in-situ (8x9a for slum) (8x9b for non-slum)	19285.00	6108.24	25393.24
11	Proposed Rehab BUA for FSI			
	a Residential	8255.09	-----	8255.09
	b Commercial Shop	268.40	-----	268.40
	c Community Hall excess area	Nil	-----	-----
	d Refuge excess area	Nil	-----	-----
	e Total Rehab BUA proposed	8523.49	-----	8523.49
12	Area covered under Balwadi, Welfare Centre, Society office, Amenity 1 and Amenity 2, and Community Hall.	2859.22	-----	2859.22
13	Rehab component proposed (11e+13)	11382.71	-----	11382.71
14	Basic Ratio for calculating Sale Built-Up Area for FSI (LR/RC) = as on 2019-2020 (99100/27500)	3.60	-----	-----
15	Therefore Sale Incentive BUA (For more than 0.40 Hec up to 1.00 Hec)	1:1.05	-----	-----
16	Therefore Sale BUA permissible for the scheme (13 x15)	11951.85	6108.24	18060.09
17	Total BUA area permissible for the scheme (11e+16)	20475.34	6108.24	26583.58
18	Permissible/Sanctioned FSI for the project (17/8)	4.25	2.40	-----
19	Total proposed Sale Built-Up-Area	11165.09	6108.24	17273.33
20	Balance Sale area as TDR (16-19)	786.76	-----	786.76

21	Tenement Statement (Eligible + non-eligible)		5608/A(pt)	5608/1	Total
			237 nos	25 nos	262 nos
	Eligible slum dwellers		167 nos	21 nos	188 nos
	i	Residential	162 nos	18 nos	180 nos
	ii	Commercial	04 nos	03 nos	07 nos
22	iii	Religious structure	01 nos	--	01 nos
	Non-Eligible slum dwellers		70 nos	04 nos	74 nos
	i	Residential	58 nos	03 nos	61 nos
	ii	Commercial	11 nos	01 nos	12 nos
	iii	Religious structure	01 nos	-----	01 nos
21	Total (Eligible + non-eligible)		261 nos 262 nos - 1 no Religious non-eligible structure (Cross)		
22	No. of Generated PAPs proposed in the Scheme		09 nos		
23	No. of Provisional PAPs provided in the Scheme		74 nos		

4. That you shall submit Environment clearance for the said scheme before asking of CC exceeding 20,000 sq mt as per policy.
5. That you shall comply all conditions of SRA circular no 209 dtd 01/08/2023, submit a registered undertaking to that effect and display a board at site clearly indicating PAP/PTC tenements in the subject S R scheme in Marathi.
6. That you shall comply all conditions of SRA circular no 210 dtd 01/08/2023, submit a notarised undertaking to that effect and execute a registered agreement in respect of PAP tenements in favour of Slum Rehabilitation Authority before issue of Further CC to any Sale building in the Scheme.

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Regulations of DCPR 2034 in the office of the undersigned within 90 days from receipt of this revise LOI.

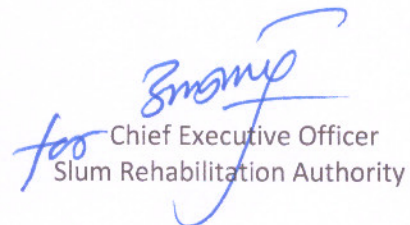
Yours Faithfully,



Chief Executive Officer
Slum Rehabilitation Authority

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

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "H/E" Ward, MCGM.
3. Chief Engineer (Development Plan) MCGM.
4. Deputy Collector (SRA) – Copy for information to take further Necessary action as per circular no 37.
- ✓ 5. IT Section (SRA), to publish this LOI on SRA website.



Chief Executive Officer
Slum Rehabilitation Authority