



SLURM REHABILITATION AUTHORITY

No. SRA/ENG/2246/L/PL/LOI

Date:

17 OCT 2023

1. **Architect :** Shri. Vishwas Satodia
1102, B-wing, 11th Upper Floor, shah Arcade-II,
Rani Sati Marg, Malad (E), Mumbai- 400 097.
2. **Developer :** M/s. Ashray Estates
Level-1, Manas Bldg., Evershine Nagar,
Link Road, Malad (W), Mumbai- 400 064.
3. **Society :** 1) Narveer Tanaji CHS Ltd. &
2) Sai Kurlawala CHS (prop.)

Sub.: Issue of Revised LOI- For proposed S.R. Scheme on slum & non slum plot bearing C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village Kurla, New Mill Road, Kurla (West), Mumbai-400 070 for "Narveer Tanaji CHS Ltd. & Sai Kurlawala CHS (Prop.)".

Ref.: LOI u/no. SRA/ENG/2246/L/PL/LOI dated 04/10/2019.

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued dated 04/10/2019, this office is pleased to issue in principal 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/2246/L/PL/LOI dated 04/10/2019 shall continue and shall be complied at appropriate stages.

Following are the modified/additional conditions:

2. This LOI supersedes the earlier Revised LOI u/no. SRA/ENG/2246/L/PL/LOI dated 27/12/2022.
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.

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Sr. No.	Description	The Revised Scheme Parameters		
		Slum Plot	Non-slum Plot	Total (sq.mt.)
1	Plot area	1589.26	337.11	1926.37
2	Deduction for			
	a) Setback area of 13.40 mtr. wide D.P. Road	89.27	30.11	119.38
	b) Setback area of 13.40 mtr. wide existing road (RL)	109.73	-	109.73
	Total	199.00	30.11	229.11
3	Balance plot area	1390.26	307.00	1697.26
4	Net area of plot for computation of tenement density.	1390.26	-	1390.26
5	Addition for FSI	199.00	-	199.00
6	Total Plot Area for FSI Purpose	1589.26	307.00	1896.26
7	Basic Permissible FSI	4.00 or more	2.20 (1.00 Zonal + 0.70 TDR + 0.50 Additional FSI by premium)	-
8	Permissible FSI for non-slum plot as per sanctioned modification in Reg. 30(A) (3) (a) of DCPR-2034 as per the Govt. of Maharashtra notification u/no. TPB-4319/Pra. Kra.25/2019 /Navi-11 dtd. 24/11/2021 (i.e. 7 x 1.25 times)	-	2.75	-
9	Basic BUA permissible in-situ	6357.04	844.25	7201.29
10	Rehab BUA	2742.66	-	2742.66
11	Rehab passages & Amenity Area	988.26	-	988.26
12	Rehab Component	3730.92		3730.92
13	Sale Component (12 x Incentive BUA=1.10 for slum plot)	4104.01	735.62 (i.e. 307.00 (Zonal) + 214.90 (307.00 x 0.70 TDR) + 153.50 (307.00 x 0.50 Additional FSI by premium + 60.22 (road setback-30.11	4839.63

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14	Total BUA sanctioned for the project	6846.67	735.62	7582.29
15	Total BUA sanctioned for the project	4.31	2.40	-
16	Sale BUA permissible in-situ	4104.01	735.62	4839.63
17	No. of Rehab t/s. as per Reg. 33(10) i) Rehab Residential ii) Rehab R/C	75 nos. 01 no.	- -	75 nos. 01 no.
18	Provisional PAP tenements as against non-eligible tenements			
	• Residential	02 nos.	-	02 nos.
	• R/C	-	-	-
19	PAP tenements as per Clause 3.12 & 3.8 of Reg. 33(10)	04 nos.	-	04 nos.
20	Amenities :			
	• Balwadi	01 no.		01 no.
	• Welfare Center	01 no.	-	01 no.
	• Society Office	01 no.	-	01 no.
	• Skill Development Centre	01 no.	-	01 no.
	• Library	01 no.	-	01 no.
21	A) BUA of buildable reservation	-	-	-
	B) Area of non-buildable reservation			
	i) Setback of 13.40 mtr. wide D.P. Road	89.27	30.11	119.38
	ii) Setback of 13.40 mtr. wide Existing Road (RL)	109.73	-	109.73

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C.P. Regulations-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



Dy. Chief Engineer
Slum Rehabilitation Authority