



## SLUM REHABILITATION AUTHORITY

No: SRA/ENG/2343/RC/PL&ML/LOI

Date:

20 DEC 2023

1. **Architect** : Shri. Vishwas Satodia  
1102/B-wing, 11th Floor, Shah  
Arcade-II, Rani Sati Marg, Malad (E),  
Mumbai-400 097.
2. **Developer** : M/s. Raghuleela Realtors Pvt. Ltd.  
A-Wing, 1<sup>st</sup> floor Dattani Tower  
Kora- Kendra, S.V. Road Borivali West  
Mumbai - 92.
3. **Society** : "Shree Siddheshwar 'B' CHS (Ltd.)"  
"Shree Siddheshwar 'A' CHS (Prop.)"  
S.R. Scheme on Slum and Non-Slum plot  
bearing C.T.S. No. 32(pt.), 33, 35, 37, 37/1 to  
85, 42, 42/1 to 81 of village Kandivali, Tal-  
Borivali.

**Sub.:** Issue of Revised LOI for Slum Rehabilitation Scheme C.T.S. No. 32(pt.), 33, 35, 37, 37/1 to 85 & additional slum plot & Non-slum plot bearing CTS. No 42, 42/1 to 81 of village Kandivali, Tal-Borivali, behind Poisar Depot, Kandivali (W), Mumbai 400067. Mumbai for "Shree Siddheshwar 'B' CHS (Ltd.)" & "Shree Siddheshwar 'A' CHS (Prop.)"

**Ref.:** LOI u/no. SRA/ENG/2343/RC/PL/LOI dated 05/10/2011.

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 under even no. dated 24/05/2019, 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/2343/RC/PL&ML/LOI dated 16/02/2021 shall continue and shall be complied with at appropriate stages.

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2. 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 document.
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.

Sr. No.	Description	Slum 33(10) in sq. mt.	Non-slum 33(19) In sq. mt.	Total In sq. mt.
1.	Area of plot considered for the scheme	10835.21	5679.89	16515.10
2.	Deductions for			
	a. D. P. Road setback area	1783.55	763.27	2546.82
	b. Secondary School (RE.1.2) (1340.55/4 = 335.14)	335.14	-	335.14
	c. P.G Reservation (ROS 1.4) <b>Slum plot</b> = 2258.90 x 35% = 790.62 sq. mtr. <b>Non-Slum Plot</b> = 70% of 30.50 = 21.35 sq. mtr.	790.62	21.35	811.97
3.	Total deduction	2909.31	784.62	3703.08
4.	Net plot area	7925.90	4895.27	12812.02
5.	Additions for FSI purpose	2909.31	21.35	2982.58
6.	Plot area for FSI under Reg. 33(10) for Slum and Reg.30 for Non-slum Plot.	10835.21	4916.62	15751.83
7.	Plot area for FSI under Reg. 33(19)	--	5649.39 (5679.89 - 30.50)	5649.30
8.	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034 for slum plot and as per Reg. 33 (19)	4 or upto sanctioned FSI	5.0	--
9.	BUA permissible as per Table No 12 (2.50) Zonal Basic FSI (1.00) TDR (1.00) <u>Additional FSI (0.50)</u> Total	--	4916.62 4916.62 <u>2458.31</u> 12291.55	12291.55
10.	FSI on Road as per Reg.30A (1) = 2.00 x 763.27 = 1526.54	--	1526.54	1526.54
11.	Total FSI Permissible as per Reg. 30(A) (9+10) ----- (I)	--	13818.09	13818.09
12.	Plot area for FSI under regulation 33(19) as per Sr. no. 7.	--	5649.39	5649.39
13.	FSI permissible	--	2.50	2.50



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14.	Total BUA Permissible as per Reg. 33(19) (12 x 13) -----(II)	--	14123.47	14123.47
15.	Total FSI Permissible as per Reg 30(A) + 33(19) i.e (I) + (II)	--	27941.56	27941.56
16.	Proposed built-up area of Rehab.	18048.93	--	18048.93
17.	Area of Amenities including passage	6605.68	--	6605.68
18.	Rehab Component	24654.61	--	24654.61
19.	Sale Component (Incentive 1:1.10) (24654.61 x 1.10)	27120.07	--	27120.07
20.	Total BUA Sanctioned for the scheme.	45169.00	27941.56	73110.56
21.	FSI sanction for the scheme (19/6) for slum. (19/7) for non-slum.	4.17	4.94	--
22.	Total Sale BUA permissible in situ	27120.07	27941.56	55061.63
23.	Total BUA proposed to be consumed in situ	27120.07	27941.56	55061.63
24.	No. of Rehab t/s. as per Reg. 33(10)	-		
	i) Rehab Residential	188 nos.	-	188 nos.
	ii) Rehab Commercial	05 nos.	-	05 nos.
	06 Temple	01 no.	-	01 no.
25.	Provisional PAP tenements as against non-eligible rehab tenements			
	• Residential	298 nos.	-	298 nos.
	• Commercial	19 nos.	-	19 nos.
26.	PAP tenements generated as per Clause 3.8 of Reg. 33(10)			
	• Residential	18 nos.	-	18 nos.
27.	Amenities :			
	a. Balwadi	03nos.	-	03 nos.
	b. Welfare Center	03nos.	-	03 nos.
	c. Society Office	05 nos.		05 nos.
	d. Skill Development centre	03 nos.	-	03 nos.
	e. Community hall	01 no.		01 no.
	f. Library	03 nos.	-	03 nos.
28.	A) BUA of buildable reservation		-	
	i) Secondary School	1340.55		1340.55
	Area of non-buildable reservation			
	i) Setback of D.P. Road.	1783.55	763.27	2546.82
	ii) P.G. Reservation (ROS1.4)	2258.90	30.50	2289.40

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4. That the Developer shall comply all the conditions in the circular issued by Government of Maharashtra on 28/08/2019 relevant to amendment in Section 15A of Slum Act 1971.
5. That the Concurrence & demarcation for the proposed reservation in S.R. Scheme from D.P. Dept. of MCGM will be insisted for the area along-with re-alignment & relocation of reservation of Play Ground (ROS 1.4).
6. That the IOA for full potential of sale BUA with utilization of TDR will be granted only after purchase of permissible TDR in S.R. Scheme under reference.
7. The revised NOC from MOEF will be insisted before granting C.C. beyond 1,18,613.88 sq. mtr. in S.R. Scheme under reference.
8. That you shall submit the NOC from (i) E.E. (M & E) will be insisted regarding adequacy of light & ventilation to the basement (ii) E.E. (M & E) for Mechanical parking system (iii) E.E. (T & C) for parking layout will be insisted before Further C.C. & (iv) NOC from CFO will be insisted before granting further CC to respective building.
9. That the registered undertaking shall be submitted from the developer stating therein that, the electric, fire ducts, service ducts & Fitness Centre will not be misused.
10. That the work shall not be carried out between 10.00 pm to 6.00 am, in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
11. That you shall hand over the Road setback shall be handed over before asking C.C. for the last 25% of sale BUA in S.R. Scheme under reference.
12. That you shall submit the clearance by the technical committee before granting C.C. to bldg. under reference above 120.00 mtr. and registered undertaking from developer stating that suggestion/objection of technical committee for High Rise Bldg. will be incorporated in plans & developer will amend the plans as per committee's clearance.
13. That you shall comply all the condition of circular no. 209,210 & 213 at appropriate stage as per SRA policy inforce.



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14. That you shall submit updated PRC as per the remarks of the DSLR (SRA).

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,



Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, 'R/C' ward, MCGM.
3. H.E. of MCGM.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Finance Controller (SRA)
- ✓ 6. I.T. Section (SRA) to publish this LOI on SRA website.

Chief Executive Officer  
Slum Rehabilitation Authority