



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1105/HW/PL/LOI

Date: **13 SEP 2023**

To,

**Architect : Smt. Sangita Shet**  
Of M/s Miti  
D-2, Chitrapoor CHS,  
27<sup>th</sup> Road, Bandra (West), Mumbai – 50.

**Developer : M/s. Suranjan Holding & Estate Pvt. Ltd.**  
702, Natraj, M. V. Road Junction,  
Western Express Highway, Andheri (E), Mumbai 400 069.

**Society : Narli-Agripada (SRA) CHS Ltd.**  
Hemukulani Cross Road no 4, Iraniwadi,  
Kandivali (West), Mumbai – 400 067.

**Subject: Grant of Revised LOI Parameters for**  
Proposed S. R. Scheme on plot bearing (Old CTS No. 626 and Part  
of CTS No. 164A of Village Bandra – G) New CTS No. 626/A,  
626/B, 626/C, 626/D, 626/E & 626/F of Village Bandar – G, at  
18th Road, Khar West, in H/W ward.

**Ref: SRA/ENG/1105/HW/PL/LOI**

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Schemes and on the basis of documents submitted by applicant, this office is pleased to issue this **Revised LOI Parameters** of the S. R. Scheme under Regulation 33(10), subject to the following conditions:

- A.** That the earlier parameters for LOI shall be treated as cancelled and the built-up area for sale and rehabilitation, shall be as per following scheme parameters at the schemes. In the event of change in area of plot, Nos of eligible huts etc. the parameters shall be updated from time to time.

**The salient features of the scheme are as under:**

Sr. No.	Particular	Revised Parameters		
		Non-Slum	Slum	Total
1	Area of slum plot / slum	4553.04	9631.00	14184.04
2	Deductions for			
	a. Setback/DP Road	2022.78	559.15	2581.93
	b. Existing Amenity EE1.1 (Municipal School)	N.A.	N.A.	N.A.

	Playground (ROS 1.4)	126.71	1083.85	1210.56
	Total	2149.49	1643.00	3792.49
3	Net Plot area (1 - 2)	2403.55	7988.00	10391.55
4	Deduction for AOS/RG	N.A.	N.A.	N.A.
5	Balance Plot Area	2403.55	7988.00	10391.55
6	Addition for FSI purpose			
	a. Setback/DP Road	--	559.15	559.15
	b. Existing Amenity EE1.1 (Municipal School)	N.A.	N.A.	N.A.
	c. Playground (ROS 1.4)	--	1083.85	1083.85
	Total	Nil	1643.00	1643.00
7	Total Plot area for FSI purpose [5 + 6]	2403.55	9631.00	12034.55
8	Permissible FSI	1.00	3.00	--
9	Additional FSI Permissible			
	a. 0.50 Govt Premium FSI	1201.78	--	1201.78
	b. 0.90 Permissible TDR as per Road width (as per DCR 1991)	2163.20	--	2163.20
	c. 220% D. P. Road as per earlier approved parameters of DCR 1991 & its related circulars	4450.12	--	4450.12
	Total additional BUA	7815.10	--	7815.10
10	Gross Permissible BUA [(7 x 8) + 9]	10218.65	28893.00	39111.65
11	Rehab Built up area Proposed for Scheme	N.A.	12402.76	12402.76
	Area under Amenities & Passages & Temple	N.A.	4141.42	4141.42
12	Rehab Component proposed for Scheme	N.A.	16544.18	16544.18
13	Sale Component Permissible for Scheme	N.A.	16544.18	16544.18
14	Total BUA permissible for Scheme 10 for Non-Slum & [11 + 13] for Slum	10218.65	28946.94	39165.59
15	FSI to be sanctioned for Scheme [14/7]	4.25	3.005	3.254
16	Sale BUA Permissible for Scheme [10 - 11]	10218.65	16490.24	26708.89
17	TDR Generated in Scheme [13 - 16]	N.A.	53.94	53.94
18	No. of slum dwellers to be accommodated	Nil	399	399
19	No. of PAP Tenements under Clause 3.12/B	Nil	09	09

#### B. Conditions:

That all the Conditions mentioned in earlier LOI dated 17/10/2012 & 01/06/2017 shall be continued and complied accordingly.

The following conditions are additionally incorporated:

1. That you shall hand Over of the Existing Municipal School to BMC & transfer of PR Card in name of BMC before issue of OC to Sale Wing 'F' in lieu of additional permissible BUA due to revised parameters of the scheme.
2. That the existing BUA of the School shall be got certified from Assessment Record of the Existing School building or from Ward Office of BMC before approval of the Amended Plans for the Sale building of the Scheme.
3. That you shall submit the Revision in layout before issue of Further CC for additional BUA permissible as per the revised parameters in scheme.
4. That height confirmation certificate of Existing building shall be submitted from AAI or Competent Authority before OC of Sale Wing 'F'.

5. That you shall submit the corrected Possession receipt for Road Handing Over from BMC for area admeasuring 2581.93 Sq.Mts & P. R. Card in the name of BMC before issue of OC to the Wing 'F' of Sale building.
6. That you shall obtain the Signature of Eligible Commercial T/s before issue of Amended Plans for Rehab Building.

If applicant Society/Developer/Architect are agreeable to all these above conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034, in the office of the Slum Rehabilitation Authority.

Yours Faithfully,

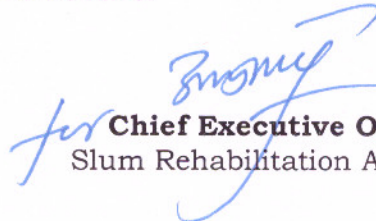
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**Chief Executive Officer**  
Slum Rehabilitation Authority

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

**Copy To:**

1. Municipal Comissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner "H/West" Ward, MCGM.
4. I. T. Section (SRA), to publish this LOI on SRA website.

*for*  **Chief Executive Officer**  
Slum Rehabilitation Authority