



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1367/RS/STGL/ML/PL/LOI

Date: 25 OCT 2017

- ✓ 1. Architect : Shri Tushar Parulekar of
M/s. Griha Rachana
2025/Bldg.No.39, Shivam CHS,
Gandhi Nagar,
Bandra (E), Mumbai-400 051.
2. Developer : M/s. Shreeya Developers
C/202, Rizvi Park,
S.V. Road, Santacruz (W),
Mumbai - 400 054.
3. Society : "Shree Ganesh SRA CHS (Ltd.)"

Sub : Revised LOI for proposed Slum Rehabilitation scheme on plot bearing CTS Nos.471 A (pt), 475 (pt) & 476 (pt) of village Kandivali, Survey No.157, Jagdish Shetty Marg, Ganesh Nagar, Kandivali (West), Mumbai- 400 067.

For : Shree Ganesh SRA CHS (Ltd.)

Ref : SRA/ENG/ 1367/RS/STGL/ML/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS Nos.471 A (pt), 475 (pt) & 476 (pt) of village Kandivali, Survey No.157, Jagdish Shetty Marg, Ganesh Nagar, Kandivali (West), Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI 4.29** (Four point Two Nine Only) in accordance with provisions of Appendix -IV of reg.33 (10) of amended D. C. Regulations-1991, out of maximum FSI of **4.00** shall be allowed to be consumed on the plot, subject to the following conditions.

That the conditions of earlier LOI dtd.12.8.2014 for the S.R. scheme u/ref. shall be maintained except the salient features approved earlier

03. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per salient features Annexed herewith.

The salient features of the scheme are as under:

Sr. No.	Particular	Now Proposed Area (in Sq. mt.)
1	Area of the plot considered for the scheme	6890.00
2	Deductions	1085.15
	a. D.P. Road / Setback area (Area of plot under 13.40mt. wide D.P. road) b. any Reservations	
	Total (a + b)	1085.15
3	Net area of plot for computation of t/s density	5804.85
4	Total Plot Area for FSI Purpose	6890.00
5	Max. in situ Permissible F.S.I.	4.00
6	Max. Permissible BUA Area in situ	27560.00
7	Rehab Built up area	11888.19
8	Passage & Amenity (Existing & Proposed) BUA	5808.17
9	Rehab Component	17696.36
10	Sale BUA (same as 9)	17696.36
11	Total BUA sanctioned for project	29584.55
12	Total FSI sanctioned for Project	4.29
13	Sale BUA permissible in situ	15671.81
14	Nos. of slum dwellers to be re-accommodated	
A	a.Rehab Residential	283 nos.
	b.Rehab Comm.	38 nos.
	c.Rehab R/C	03 nos.
B	Provisional PAP's	
	a. Residential	73 nos.
	b. Commercial	28 nos.
	c. Rehab R/C	01 no.
C	Amenities to be provided	14 nos.
	Balwadies - 05 nos.	
	Society offices - 04 nos.	
	Welfare Centre - 05 nos.	
16	Nos. of PAP generated in the scheme	Nil
17	A) BUA of buildable reservation	Nil
	B) Area of non buildable reservation (Area of plot under 13.40 mt. wide D.P. road)	1085.15

09. The Developer shall pay Rs.20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs.560/- (Suburb)/ Rs.840/- (City) per sq.mt.) to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.

29. That the rehabilitation component of scheme shall include.


a)	283	Numbers of Residential tenements
b)	38	Numbers of Commercial tenements
c)	03	Numbers of Resi-cum-commercial tenements
d)	73	Numbers of Resi. Provisional PAP tenements
e)	01	Number of R/C Provisional PAP tenements
f)	28	Numbers of Comm. Provisional PAP tenements
g)	05	Numbers of Balwadi
h)	05	Numbers of Welfare Centre
i)	04	Numbers of Society office

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

30. All the other conditions mentioned in earlier dtd.12.08.2014 are intact & shall be complied with in addition to the above said conditions.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 29/06/2017)