



**Slum Rehabilitation Authority**

Administrative Bldg., Anant Kanekar Marg,  
Bandra (East), Mumbai 400 051.

No.: SRA/ENG/1215/KW/MHL/ STGL/PL/LOI

Date: **3 OCT 2017**

To,

1. Licensed Surveyor: Mr. Ketan Belsare of  
M/s. Ellora Project Consultants Pvt Ltd.  
317-321, Ninad bldg,  
Kher Nagar, Bandra(E)  
Mumbai-400051.
2. Developers : M/s. Sahyog Homes Ltd.  
321, Morya Estate, New Link Road,  
Opp Infinity Mall, Andheri (W),  
Mumbai- 400053.
3. Society : 1) Raghvendra Sahakar (SRA) CHS & others.  
2) Vikas Al-Falah (SRA) CHS.  
3) Saraswati (Jogeshwari) (SRA) CHS.  
4) Mujaheed (SRA) CHS(prop).  
5) Gulshan Nagar CHS(prop).

**Sub:** Proposed amalgamated Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1/C(3)(pt), 376 , 376/1 , 377, 379, 380, 381, 385(pt), 396, 396/1 to 5, 397, 397/1 to 12, 398, 398/1, 399(pt), 400(pt), 405(pt), 406, 407(pt), 408 (pt), 410/C (pt). & 218 Survey no. 24/4,6 & 9 of village Oshiwara, Jogeshwari (W), Mumbai.

**Ref.:** SRA/ENG/1215/KW/MHL/ STGL/PL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 1/C(3)(pt), 376 , 376/1 , 377, 379, 380, 381, 385(pt), 396, 396/1 to 5, 397, 397/1 to 12, 398, 398/1, 399(pt), 400(pt), 405(pt), 406, 407(pt), 408 (pt), 410/C (pt). & 218 Survey no. 24/4,6 & 9 of village Oshiwara,

*[Handwritten Signature]*

**S.E. (S.R.A.) A.E. (S.R.A.)** Slum Rehabilitation Authority

*[Handwritten Signature]*  
Executive Engineer

**SRA/ENG/1215/KW/MHL/ STGL/PL/LOI**

Jogeshwari (W), this office is pleased to inform you that this **Revised Amalgamated Letter of Intent** comprising of 5 scheme societies is considered and principally approved for the sanctioned **FSI of 4.05 (Four Point Zero Five)** for Slum Plot and **1.00 (One Point Zero)** for Non Slum Plot with TDR 1.00 in accordance with provisions of Appendix - IV of Reg. 33 (10) & Reg. 32 of amended D. C. Regulations, 1991, out of which maximum FSI of **4.00 & 1.00 + 1.00** shall be allowed to be consumed on the plot, subject to the following conditions.

1. That you shall abide by Earlier Revised LOI under no. SRA/ENG/1215/KW/MHL/STGL/PL/LOI dtd. 14/08/2012 & 30/04/2016 will additional/modified conditions as below.
2. That the Amenity Tenements i.e. 17 Balwadi, 17 Welfare Centres, 16 Society Offices shall be handed over to the slum dwellers society to use for specific purpose only.
3. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

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

	Descriptions	Area in Sq. mtr.	
		Slum Area	Non Slum Area
1	Gross Plot Area	26903.82	431.69
2.	Deduction		
	a) Proposed D.P. Road	4712.7	
	b) Link Road	7.63	
	e) Total Deduction	4720.33	-
3.	Net Plot Area (1-2e)	22183.49	431.69
4.	Deduction for 15% R.G.	-	-
5.	Balance Plot Area	22183.49	431.69
6.	Add. For F.S.I. purpose	4720.33	-
7.	Total Plot area for F.S.I. Statement (5+6)	26903.82	431.69
8.	F.S.I. Permissible in-situ	4.0	1.0
9.	Permissible Built up Area (7x8)	107615.28	431.69
10.	Proposed Built up Area for Rehab	47097.44	-
11.	Rehab Component	61973.57	

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12.	Sale Component	61973.57	431.69
13.	Total BUA Sanctioned for Scheme (10+12)	109071.01	431.69
14.	F.S.I. Sanctioned for Project (13/7)	4.05	1.00
15.	Sale proposed in-situ	60517.84	431.69
16.	Total BUA Proposed to be consume at site (10+15)	107615.28	431.69
17.	No. of Eligible Rehab Tenements	1290 + 1 temple + 1(Wel.Cen)	-
18.	No. of PAP	281 (non eligible ) + 122 = 403	-
19.	Reservation to be handed over : 1) Non-Buildable a) Proposed D.P. Road b) Link Road	4712.70 7.63	-

4. That the rehabilitation component of scheme shall include.

- a) 1289 no. of Residential tenements
- b) 272 no. of Commercial tenements
- c) 10 no. of R/C.
- d) 01 no. of Temple
- e) 01 no. of Social Welfare Centre
- f) 17 no. of Balwadi
- g) 17 no. of Wel. Centre
- h) 16 no. of Society Office
- i) 122 no. of PAP

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

5. That you shall 1390 tenements of Rs. 20,000/-- per tenements for earlier LOI and additional 339 tenements of Rs. 40,000/-- per tenements for circular no. 7 (b) dtd. 10/8/16 - : towards deposit to be kept with Slum Rehabilitation Authority and { i.e @ Rs.560/- (Suburb) per sq.mt.} towards Infrastructural Development charges as applicable.

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6. That 403 nos. of provisional PAP will be granted only after eligibility confirmation from Competent Authority and till then the sale component will be restricted to that effect

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 modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

*Shreshth*

*29/6/17*

*29/6/17*

*29/6/17*

S.E. (S.R.A.)/A.E. (S.R.A.)

Executive Engineer

Chief Executive Officer

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "KW" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

*Shreshth*

*29/6/17*

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*29/6/17*

S.E. (S.R.A.)/A.E. (S.R.A.)

Executive Engineer

Chief Executive Officer

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