



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2679/RN/PL/LOI

Date: 25 OCT 2017

Issued *BB*  
Sign *ST/17*

1. Architect : Mr. Satish Hande,  
of M/s. Tryfour Associates,  
510-511, 'C' Wing, Trade World,  
Kamla Mill Compound,  
Senapati Bapat Marg,  
Lower Parel, Mumbai-400 013.
2. Developer : M/s. Shreeraj Developer LLP,  
207-208, 2<sup>nd</sup> floor, Regent Chambers,  
Block No.-III, Backbay Reclamation,  
Nariman Point, Mumbai - 400 021
3. Society : Sai Ashirwad CHS (prop), Sai Kripa CHS  
(prop), Sai Sadan CHS (prop), Harsiddha  
Mata CHS (prop), Shree Parasnath CHS  
(prop), Shivganga CHS (prop) & Riddhi  
Siddhi (prop).

Sub: Proposed Composite Redevelopment & Amalgamation as per Cl. 7.7 of Appendix-IV, Reg. 33(10) of DCR 1991 on land bearing CTS No. 1778, 1778/ 1 to 3, 1779, 1779/ 1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807/1A & 1807-A of Village Dahisar, Mumbai Suburban District, Mumbai - 400 068, for proposed Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop), Riddhi Siddhi (prop) & others in 'R/N' Ward of MCGM.

Ref: SRA/ENG/2679/RN/PL/LOI dtd. 21/11/2016 & your Letter dtd. 21/12/2016.

Gentleman,

With reference to the above mentioned Composite Redevelopment & Amalgamation as per Cl. 7.7 of Appendix-IV, Reg. 33(10) of DCR 1991 on land bearing CTS No. 1778, 1778/ 1 to 3, 1779, 1779/ 1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807/1A & 1807-A of Village Dahisar, Mumbai Suburban District, Ambawadi, Mumbai-400 068, for proposed Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop), Riddhi Siddhi (prop) & others in 'R/N' Ward of MCGM this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI of 4.362** (Four Point Three Six Two only) in accordance with provisions of Appendix-IV of Reg. 33 (10) & 33(14(D) of amended D.C. Reg. 1991,

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051  
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

*[Signature]*  
S.E. (S.R.A./E.(S.R.A.) Slum Rehabilitation Authority

Executive Engineer

**SRA/ENG/2679/RN/PL/LOI**

and maximum in-situ FSI of 3.511 shall be allowed to be consumed on the plot; out of which 4.00 FSI is allowed to be consumed on slum area adm. 7462.75 sq. mt. under Reg. 33(10) & 2.50 FSI is allowed to be consumed on non-slum adm. 3606.39 sq. mt. under Reg. 33(14)(D) as per provision of Clause 7.7 read with Cl. 3.3 to 3.8 under Appendix-IV of Reg. 33(10) DCR 1991 subject to the following conditions;

This LOI is issued in continuation to earlier Revised LOI issued under even number dtd. 21/11/2016 & the following conditions stands modified as under;

3. The built up area for sale and rehabilitation shall be as per following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc., the parameter shall be got revised from time to time.

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

Sr. No.	Description	Slum Area under (Reg. 33-10)		Non Slum Area under Reg. 33(14)(D)	Total
		Phase-I	Phase-II		
1.	Gross Plot area	5096.20	6607.84	5099.56	16803.60
A	Deduction for area of existing temple to be kept in abeyance.	--	--	152.90	152.90
B	Area not in Possession	--	--	209.14	209.14
C	Total deduction (a:b)	--	--	362.04	362.04
2.	Net area considered for scheme	5096.20	6607.84	4737.52	16441.56
3.	Deduction for D.P. Reservation			0.00	795.58
	a) Road Setback area,	256.78	538.80	190.00	397.17
	b) Mun. Retail Market	141.67	65.50	516.23	3440.02
	c) Parking Lot	2472.81	450.98	619.34	4860.63
	d) Garden Reservation	0.00	4241.29	1325.57	9493.40
	e) Total reservation area	2871.26	5296.57	3411.95	6948.16
4.	Net area of Plot for computing No of Tenements(2-3)	2224.94	1311.27	511.79	511.79
5.	Deduction for 15% RG, if applicable	--	--	2900.16	6436.37
6.	Balance area of plot (4-5)	2224.94	1311.27		
7.	Addition for FSI purpose			0.00	795.58
	a) Road Setback area,	256.78	538.80	190.00	397.17
	c) Mun. Retail Market	141.67	65.50	516.23	3440.02
	d) Parking Lot	2472.81	450.98	619.34	4860.63
	e) Garden Reservation	0.00	0.00	0.00	0.00
	Total (a+e)	2871.26	1055.28	706.23	4632.77
8.	Total plot area for FSI purpose	5096.20	2366.55	3606.39	11069.14
		7462.75			

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9.	In-situ FSI permissible on plot	4.00	4.00	PTC	Free Sale	Zonal	3.00 & 2.50
				0.75	0.75	1.00	
10.	Total in-situ BUA permissible on plot	20384.80	9466.20	2704.79	2704.79	3606.39	38866.97
		29851.00					
11.	Rehab Built up area (excluding areas under staircase & common passage)	16503.31		2704.11	0	0	19207.42
12.	BUA under common passages & amenity tenements	6154.54		--	--	--	6154.54
13.	Rehabilitation Component (11+12)	22667.85		2704.11	0	0	25371.96
14.	Sale Component	22667.85		0	2704.11	3606.39	28978.35
15.	Total BUA sanctioned for the Scheme (11+11)	39171.16		2704.11	2704.11	3606.39	48185.77
16.	Total FSI sanctioned for the scheme (12/8)	5.274		0.75	0.75	1.00	4.362
17.	Sale BUA permissible in-situ	13347.69		0	2704.11	3606.39	19658.19
18.	Total in-situ BUA permissible on plot	29851.00		2704.11	2704.11	3606.39	38865.61
19.	In-situ FSI permissible on plot	4.00		0.75	0.75	1.00	3.511
20.	TDR generated in the Scheme	9320.16		Nil	Nil	Nil	9320.16
21.	No. of slum dwellers to be accommodated	583 Nos.		--	--	--	-- Nos. (583)
22.	No. of PAP / PTC t/s generated in Scheme	Nil		62 Nos.	--	--	62-PTC

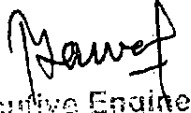
**3.A That Rehabilitation Component of Scheme shall include,**


a)	554	Residential,
b)	01	Res-cum-commercial,
c)	28	Commercial,
d)	07	Balwadies,
e)	07	Welfare Centers,
f)	06	Society Offices,
g)	62	PTC

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

If applicant Society/ Developer/ Architect are agreeable to all these above conditions, you 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,

  
 Executive Engineer  
 Slum Rehabilitation Authority

  
 Chief Executive Officer  
 Slum Rehabilitation Authority

(Hon'ble CEO(SRA)'s approved on dt. 29.06.2017)

SRA/ENG/2679/RN/PL/LOI

Copy to:

1. Municipal Commissioner, M.C.G.M.
2. Collector, Mumbai Suburban District
3. Assistant Commissioner, "R/N" Ward, MCGM
4. Chief Officer, Mumbai Housing and Area Development Board.
5. Chief Engineer (Development Plan, M.C.G.M.
6. Additional/Deputy Collector of MSD
7. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no.37.
8. Hydraulic Engineer, MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website and report compliance.

*2/10/17*  
S.E. (SRA) *2/10/17*  
A.E. (SRA) *2/10/17*  
Executive Engineer  
Slum Rehabilitation Authority  
Chief Executive Officer  
Slum Rehabilitation Authority  
*25/10*  
(Hon'ble CEO(SRA)'s approved on dt. 29.06.2017)

*Received 3 copy's  
S.E. (SRA)*