



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/1318/RS/STGL & PVT/LOI
Date **28 SEP 2017**

1. **Architect** : M/s. Tandel & Associates,
17, Zaobawadi, Thakurdwar,
Mumbai-400 002.
2. **Developer** : M/s. Neelyog Construction Pvt. Ltd.
401/402, Nand Prem, Nehru Road,
Vile Parle (E), Mumbai - 400 057.
3. **Society** : Shree Siddhivinayak CHS Ltd.
Sunderpada, Tank Lane, kandivali (W),
Mumbai - 400 067.

Sub: Proposed S. R. Scheme on plot bearing C.T.S. No. 1069(pt.) & 1028/B(pt) of village Kandivali at Sundar Pada, Tank Lane, Kandivali (W), Mumbai-400 067.

Ref : SRA/ ENG/ 1318/RS/STGL & PVT/LOI dt. 31/07/2012 & 23/12/2015.

Sir,

With reference to the above mentioned LOI in Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1069(pt.) & 1028/B(pt) of village Kandivali at Sundar Pada, Tank Lane, Kandivali (W), Mumbai-400 067, this office is pleased to inform you that in continue to the earlier LOI, the **Revised Letter of Intent** is considered and approved for the sanctioned **FSI** of 3.124 (Three Point One Two Four only) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of **3.00** shall be allowed to be consumed on the plot, subject to the following conditions.



That the condition of the LOI dated 31/07/2012 & 23/12/2015 shall be applicable except conditions amended as listed below.

1. That you shall hand over 40 numbers of tenements to the Slum Rehabilitation Authority/MHADA for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.

The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

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

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 S.E. (S.R.A.) (S.R.A.) Slum Rehabilitation Authority
 Executive Engineer 27/9

3. That the Amenity Tenements i.e. 2 nos. Balwadi, 3 nos. Welfare Centre, 1 no. Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
11. That you shall submit Revised Layout plan and get the same approved before obtaining Occupation Certificate of Sale Building.
16. 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:

Sr No	Particular	Area (in Sq. mt.)
1	Area of slum plot /slum	4064.41
2	Deduction for a) Road Set back area b) Reservation if any	-
3	Balance area (1-2)	4064.41
4	Deduction 15 % R.G. (if applicable)	-
5	Net area of plot for computation of t/s density.	4064.41
6	Addition for FSI purpose. 2 (a & b) above 100%	-
7	Total Plot Area for FSI Purpose	4064.41
8	Max. Permissible F.S.I.	3.00
9	Max. Permissible BUA Area in situ	12193.23
10	Rehab Built up area	5683.65
11	Passage & Amenity (Existing & Proposed) BUA	1304.99
12	Rehab Component	6988.64
13	Sale Component	6988.64
14	Total BUA sanctioned for project	12672.29
15	FSI sanctioned for Project	3.117
16	Sale BUA permissible in situ (6988.64-355.00) i) Sale Component/BUA 355.00 sq. mt. shifted at Dhanjiwadi Chawls Group CHS Ltd. Malad.	6633.64
17	Total BUA Proposed on plot	12317.29
18	Nos. of slum dwellers to be re-accommodated Rehab Residential - 142 nos. Rehab Comm. - 01 nos. Rehab R/C - 06 nos.	149
19	Nos. of PAP generated in the scheme	40

27. That the rehabilitation component of scheme shall include.

- a) 142 Numbers of Residential tenements
- b) 01 Numbers of Commercial tenements
- c) 06 Numbers of R/C.
- d) 02 Numbers of Balwadi
- e) 02 Numbers of Welfare Centre
- f) 01 Numbers of Society office
- g) 40 Numbers of PAP

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

42. That you shall pay total amount of Rs. 37,80,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and amount of Rs. 48,20,420/- (i.e. @ Rs. 560/- (Suburb) per sq.mt.) towards Infrastructural Development charges.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,

[Signature]
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
(Hon. CEO (SRA) has signed the LOI on 31/05/2017)

[Signature] 27.9
Executive Engineer
Slum Rehabilitation Authority

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner, "R/S" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. Deputy Collector (SRA) – Copy for information with a request to take further necessary action as per circular no.37.
4. I.T. Section (SRA).

[Signature]
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
(Hon. CEO (SRA) has signed the LOI on 31/05/2017)

[Signature] 27.9
Executive Engineer
Slum Rehabilitation Authority

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

Received on
769
28/09/2017