



SLUM REHABILITATION AUTHORITY

No.: S/PVT/0161/20200904/LOI

Date:

22 NOV 2023

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, 11th floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W) - 400604.
2. **Developer** : M/s. Satre Constructions LLP. ✓
G-1 & 2, D1, Vedant Complex,
Vartak Nagar, Thane (W)- 400 606.
3. **Society** : Shree Ganesh Niwas SRA CHS (Ltd.).

Subject: Revised LOI for proposed S.R. Scheme on plot bearing CTS No.826, 934 (B), 939, 940, 940/1 to 940/3 & 941 and Amalgamation of CTS no.956A & 1349 (pt) of village Kanjur, Kanjurmarg (E), Tal-Kurla, in 'S' ward of BMC, Mumbai -400 042, under regulation 33(10) for slum & 30 non-slum of DCPR 2034., for Shree Ganesh Niwas SRA CHS (Ltd).

Ref : Application u/no.521/SOP/S dt.31/03/2023

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. S/PVT/0161/20200904/LOI dtd.10/01/2022 shall be complied with.
2. The built-up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:


Sr. No.	Description	Revised scheme parameters as per LOI as per DCPR 2034.	
		Slum plot area in sq.mt.	Non slum area in sq.mt.
1	Area of plot considered for the scheme	5039.10	420.30
2	Deductions for	-	-
(a)	Road setback	-	180.48
(b)	Multipurpose community centre (for slum $3955.53 \times 20\% = 791.11/3$) (for non-slum $221.40 \times 50\% = 110.70$)	263.70	110.70
	Total Deductions	4775.40	291.18

3		Balance Area of Plot	-	129.12
4		Add for FSI purpose	-	-
	(a)	Reservation area land component	-	110.70
5		Net area for density calculation & FSI computation	4775.40	239.82
6	(a)	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	3 or sanctioned FSI whichever is higher	-
	(b)	Zonal FSI	-	239.82
	(c)	Twice of Road widening area (As per notification u/no.TPB-4319/CR /2019 /UD-11 dt.24/11/2021.)	-	180.48 x 2 = 360.96
7	(a)	Proposed built-up area of Rehab.	8094.22	-
	(b)	Passage area & amenity area	3410.86	-
8		Rehab Component	11505.08	-
9		Sale Component (1.15 X Rehab Component)	12080.33	-
10	(a)	Total Sale BUA permissible in situ	12080.33	-
11		Total sale BUA proposed to be consumed in situ	12080.33	
12		Total BUA sanctioned for the project (7 (a) + 9)	20174.55	239.82 + 360.96 = 600.78
13		FSI sanction for the scheme (12/4)	4.22	1.00 + Twice Road widening area
14		Total BUA proposed to be consumed in situ	20174.55	239.82 + 360.96 = 600.78
15		Total FSI consumed in situ	4.22	1.00 + Twice Road widening area
16		TDR generated in scheme	-	-
17		No. of Tenements to be Rehabilitated Rehab unit -194 Commercial - 01 Balwadi-01 Welfare Center -01 Society Office -02 Skill-development - 01 Library -01	195 + 06 amenity	-
18		Provisional PAP (Resi- 07)	07	-
19		PAP Generated	37	-

3. That you shall obtained NOC from Govt. /Municipal/ MHADA the public authority as per clause no. 2.8 of Reg. 33(10) of DCPR 2034.
4. The Developer shall pay premium for Govt. owned land at the rate of 25% as per Annual Schedule Rates (ASR) and as per as per SRA Circular No.114 dated 19.07.2010.
5. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate. .
6. That all Lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated elevator technologies along with Lift capacity for at least 8 persons (the minimum shaft size shall be W1800mm X D1800mm) instead 4 or 6 person considering increased lift handling capacity over a period of time.
7. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

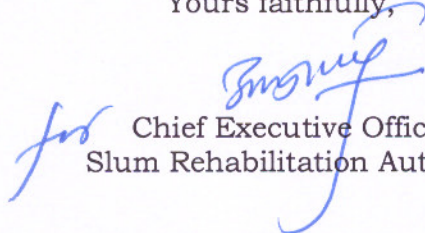

Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved Revised LOI.)

Copy to:

1. Municipal Commissioner, BMC.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, BMC.
5. Chief Engineer (Development Plan), BMC.
6. H.E. of BMC.
7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority