



SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/1751/KE/PL/LOI**

Date: **11 JAN 2024**

1. **Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. **Developer** : M/s. Spenta Suncity Pvt. Ltd.,
Unit 1052, 10th floor, Hubtown Solaries
N.S. Phadke Marg, Saiwadi,
Andheri (East) Mumbai - 400 069.
3. **Society** : Shivbhumi SRA CHS Ltd.

Sub: Revised LOI for amalgamation of non-slum plot bearing CTS No. 330B & 342 with ongoing S.R. Scheme on plot bearing C.T.S No. 330/A/1(pt.), 330/152 to 200, 330/209 to 337, 330/350 to 369, 330/394 to 534, 331, 331/1 to 20, 332, 332/1 to 4, 333, 334, 335, 336 and 336/1 to 4 of Village Mogra, Shankarwadi, situated at Western Express Highway, Jogeshwari (East), Mumbai -400 060 for "Shivbhumi SRA CHS Ltd."

Ref: SRA/ENG/1751/KE/PL/LOI

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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number dtd. 22/11/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 4: 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.

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The salient features of the scheme:

Sr. No.	Particulars	Now Proposed		
		Slum (Sq.mt)	Non-Slum Under reg 33(19) (Sq.mt)	Total (Sq.mt)
1.	Plot area	19878.40	3013.76	22892.16
2.	Less :			
	i.) Setback/DP Road	15.93	--	15.93
	ii.) Reservation of P.G.	--	37.75	37.75
3.	Balance Plot Area	19862.47	2976.01	22838.48
4.	5% Amenity Open Space	442.19	112.94	555.13
5.	Net plot area	19420.28	2863.07	22283.35
6.	Addition for FSI purpose			
	i. Setback/DP Road	15.93	--	15.93
	ii. Reservation of P.G.	--	--	--
7.	Plot area for FSI	19436.21	2863.07	22299.28
8.	Permissible FSI on Plot	4 or upto Sanctioned	5.00	--
9.	Rehabilitation BUA	38681.88	--	38681.88
10.	Areas of Amenities including common passage	14517.03	--	14517.03
11.	Rehabilitation Component	53198.91	--	53198.91
12.	Additional FSI under reg. 33(19)	--	11452.28	11452.28
13.	Sale Component (Incentive 1.10)	58518.80	14315.35	72834.15
14.	Total BUA permitted for project	97200.68	14315.35	111516.03
15.	Total FSI permitted for project	5.00	5.00	--
16.	BUA permissible for Sale on plot	58518.80	14315.35	72834.15
17.	Total BUA proposed to be consumed on plot.	97200.68	14315.35	111516.03
18.	FSI in-situ	5.00	5.00	--
19.	TDR generated in the Scheme	--	--	--
20.	No. of Tenements to be Rehabilitated		--	
	a. Residential			
	b. Commercial	636		636
	c. Balwadi	21		21
	d. Welfare Center	09		09
	e. Library	09		09
	f. Health Center	04		04
	g. Society office	04		04
		14		14
21.	Provisional PAP		--	
	a. Residential	102		102
	b. Commercial	37		37
	c. R/C	03		03
22.	PAP	496	--	496

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Additional Conditions:

1. That you shall submit updated P.R. cards for CTS No. 334 & 335 as per 7/12 extract.
2. That you shall submit 7/12 extract after regenerating the same for CTS No. 342 within 2 months from issue of revised LOI.
3. That you shall forward copy of LOI to IDBI Trusteeship Services Ltd.
4. That you shall make payment of premium towards non-provision of physical required amenity admeasuring 555.13 sq. mt. before further C.C. to sale building.
5. That you shall abide with all the proceedings / orders of court of law or any judicial / cosy judicial forums arising out of S.R. Scheme under reference, if any. You shall submit proposals by taking due cognizance of it from time to time.
6. That you shall submit the remarks from Ch.E. (M&E) for artificial light & ventilation before C.C. to the respective building.
7. That you shall submit CFO NOC before C.C. to the respective building.
8. That you shall submit the remarks parking layout before C.C. to the respective building.
9. That you shall submit NOC from MMRDA regarding Monorail / Metro rail before CC to sale building no. 1 in the layout.
10. That you shall submit parking layout before C.C. to the respective building.
11. That you shall submit revised MOE&F NOC.
12. That you shall comply all the conditions laid down in SRA circular no. 210 u/no. SRA/CLC/D-1/T1/439/2023 dtd. 01/08/2023.
13. That you shall comply with conditions under SRA circular no 209 & 210.
14. That you shall comply the measures to control the environmental pollution due to construction activities as per circular no 213 of Slum Rehabilitation Authority.

If you are agreeable to all above conditions, you may submit proposal for approval of plans, consuming the sanctioned F.S.I. on the plot separately for each building, in conformity with the D.C. Regulation No.33 (10) & 33(19) in the office of the undersigned.

Yours faithfully,



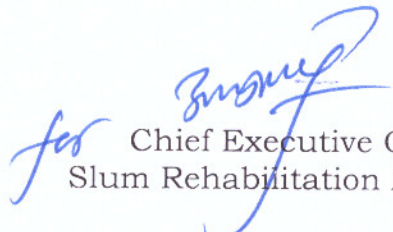
Chief Executive Officer
Slum Rehabilitation Authority

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

SRA/ENG/1751/KE/PL/LOI

Copy to:

1. Collector Mumbai Suburban District.
2. Municipal Commissioner, M.C.G.M
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Addl. Collector (Enc./Rem) MSD.
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.
8. IDBI Trusteeship Services Ltd.


for Chief Executive Officer
Slum Rehabilitation Authority