

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/297/N/PVT/LOI

Date:

31 MAR 2023

1. **License Surveyor:** Shri K. K. Shah
1st floor, Biradari bldg.,
Jn. of M.G. Road & Shardhanand Road,
Ghatkopar(W), Mumbai-400 086.
2. **Developer** : M/s. Shanti Realters
Builders & Developers
B-1 part,
Vidhatha Apartment,
90 feet Road, Mulund (E), Mumbai -400 081.
3. **Society** : "Gaurabai CHS Ltd".

Sub.: Revised scheme parameters in S. R. Scheme on plot bearing on plot bearing CTS No. 47/A/2 of Village Kirol at Bhatwadi, Ghatkopar (W), Mumbai known as "Gaurabai CHS Ltd".

Ref. : SRA/ENG/297/N/PVT/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the 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 SRA/ENG/297/N/PVT/LOI dtd. 09/04/2010 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 3: 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.	Descriptions	Area in sq.mt.
1	Plot Area	1392.06
2	Plot area for FSI	1392.06
3	FSI permissible on plot	3.00
4	BUA permissible on plot	4176.18
5	Rehabilitation BUA (1537.70 Sq.mt shifted from CTS No. 600A, 600A/1 to 32 of Village Nahur, Mulund (W), Shankardhan CHS Mulund)	2045.03 + <u>1537.70</u> 3582.73
6	Sale component (1537.70 Sq.mt transferred to CTS No. 600A, 600A/1 to 32 of Village Nahur, Mulund (W), Shankardhan CHS Mulund)	2533.55 - <u>1537.70</u> 995.85
7	Total BUA sanctioned for the project (5+6)	4578.58
8	Total FSI Approved for scheme	3.29
9	BUA proposed for sale on plot in situ	560.69
10	Total in situ BUA sale & Rehab proposed	4143.42
11	FSI Consumed in situ (10/2)	3.00
12	TDR generated in scheme	435.16
13	TDR already availed	230.00
14	Balance TDR	205.16
15	No. of slum dwellers to be rehabilitated	43
16	No. of PAP T/s generated in scheme (27+ 51 PAP shifted from Shankardhan CHS Mulund)	78 Nos.

If applicant Society/Developer/L.S. are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCR-1991 in the office of the undersigned within 90 days from receipt of this LOI.

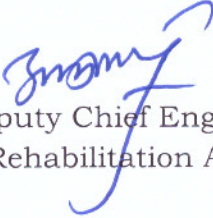
Yours faithfully,

-sd/-

Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner, "N" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no. 37.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.


Deputy Chief Engineer
Slum Rehabilitation Authority