



SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0232/20180327/LOI

Date: **15 MAR 2024**

1. **Architect:** Shri. Manishkumar V. Bagsariya.
of M/s. Jiyani Consultancy LLP
802, 8th Floor, Shiva Mudra CHSL,
Nanda Patkar Road, Vile Parle (East),
Mumbai- 57.
2. **Developer** : M/s. Shiv Shruti Developers LLP
G-B, Shiv Chhaya CHS Ltd., Sir M.V. Road,
Andheri (East), Mumbai- 400 069.
3. **Society** : Shyamnagarcha Raja Shri Ganesh CHS(Prop.)
Village Majas -III, at Jogeshwari (East),
Mumbai in K/East ward

Subject : S.R. Scheme under regulation 33(10) & 30 of DCPR 2034 on property bearing C.T.S. No. 68 (Old C.T.S. No. 68, 68/1 to 20), 69 & 72 (Old C.T.S. No. 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17) of Village Majas, Andheri (E), at Jogeshwari (East), Mumbai in K/East ward.

Clubbing with

S. R. Scheme under regulation 33(11) of DCPR-2034 on plot bearing F.P. No. 109 of TPS Borivali No. III TPS Scheme in R/Central Ward, Village Borivali at L.T. Road, Borivali West, Mumbai 400092.

Ref. : KE/PVT/0232/20180327/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 31/03/2022 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 KE/PVT/0232/20180327/LOI dtd. 31/03/2022 and conditions mentioned therein will be continued, only the following conditions stands modified as under

Condition No. 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, eligibility etc. the parameters shall be got revised from time to time.

Sr. No.	Particulars	Area in Sq.Mt.		
		Slum (Sq.mt)	Non-Slum (Sq.mt)	Total (Sq.mt)
1.	Plot area	3062.75	155.05	3217.80
2.	Less :			
	i.) Setback/DP Road/ Reservation	--	--	--
3.	Balance Plot Area	3062.75	155.05	3217.80
4.	5% Amenity Open Space	---	---	---
5.	Net plot area	3062.75	155.05	3217.80
6.	Plot area for FSI	3062.75	155.05	3217.80
7.	Permissible FSI on Plot (Road width more than 13.00 mt.)	4 or upto Sanctione d	1.00	---
8.	Additional 50% FSI as per Reg. 30 table 12 sr. no. II (iii)	---	77.52	77.52
9.	FSI credit available by TDR as per Reg. 30 table 12 sr. no. II (iii)	---	139.54	139.54
10.	Rehabilitation BUA	7172.74	---	7172.74
11.	Areas of Amenities including common passage	4879.62	---	4879.62
12.	Rehabilitation Component	12052.36	---	12052.36
13.	Sale Component (Incentive 1.10)	13257.60	372.11	13629.71
14.	Total BUA permitted for project (10 + 13)	20430.34	372.11	20802.45
15.	Total FSI permitted for project	6.66	2.40	---
16.	BUA permissible for Sale on plot	13257.60	372.11	13629.71
17.	Sale BUA proposed to be transferred to FP No. 109 of TPS-III, Borivali	7116.84	--	7116.84
18.	Balance Sale BUA in-situ	6140.76	--	6140.76
19.	PTC BUA proposed to be transferred from FP No. 109 of TPS-III, Borivali	7116.84	--	7116.84
20.	Total BUA proposed to be consumed on plot.	20430.34	372.11	20802.45
21.	FSI in-situ	6.66	2.40	---
22.	TDR generated in the Scheme	Nil	---	Nil
23	No. of Tenements to be Rehabilitated		--	
	a. Residential	149		149
	b. Commercial	08		08
	c. Religious	01		01
	d. Balwadi	01		01
	e. Welfare Center	01		01
	f. Library	01		01
	g. Health Center	01		01
	h. Society office	02		02

24	Provisional PAP a. Residential b. Commercial	05 01	--	05 01
25	PAP	41	--	41
	Clubbing PTC a. Residential b. Balwadi c. Welfare Center d. Library e. Health Center f. Society office	140 01 01 01 01 01	--	140 01 01 01 01 01

Additional Conditions:-

1. That you shall handover 140 no. of PTC tenements & 05 no. of Amenities before CC to last 25% of sale BUA in clubbing under subject matter.
2. That you shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for clubbing PTC before asking for OCC to the same.
3. That you shall comply the conditions mentioned in SRA circular no 209, 210, 213 & 215.

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 DCPR-2034 of Regulation No. 33(10) & 30 in the office of the undersigned.

Yours faithfully,


-sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "K/E" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority