

SLUM REHABILITATION AUTHORITY

No: SRA/ ENG/1114/L/PL/LOI

Date:

8 FEB 2024

1. **Architect** : Shri. Prabhakar Satam
M/s. Shri. Prabhakar Satam & Associates
Nalini Apartmrnt, Sane Guruji Nagar,
Mulund (E), Mumbai-400 081.
2. **Developer** : M/s. S.K. Enterprises
302, Hare Krishna Bldg., A-1, Krishna
Complex, Velji Shivaji Wadi, L.B.S. Marg,
Ghatkopar (West), Mumbai-400 086.
3. **Society** : Om Shree Saidham SRA CHS Ltd.
Andheri Ghatkopar Link Road, Near Shiv
sena office, Asalpha Ghatkopar (West),
Mumbai.

Subject: Proposed S. R. Scheme under Reg. 33(10) of DCR 1991 on plot bearing old C.T.S. No. 148/9 (pt.), 148/10 to 12, 148/14, 149 & 351(pt.) New C.T.S. No. 148/9(pt.), 148/10/A, 148/10/B, 148/11, 148/12, 148/14/A, 148/14/B, 149, 351/A (pt.), 351/C, 351/D & 351/E of village Asalpha, Andheri Ghatkopar Link Road, 'L' Ward, Taluka - Kurla, Mumbai - 400 084.

Ref: Your letter dated 05/12/2023.

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** subject to the following conditions.

1. That condition mentioned in earlier LOI dtd. 24/08/2006 & Revised LOI dtd. 10/01/2017 & 03/11/2017 will also be applicable.

2. 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 parameters of the scheme are as under:

Sr. No	Particulars	Proposed Revised LOI
		Area in Sq.mt
1	Plot Area	1563.00
2	Deduction for: a) Road Set back area b) Temple area c) Encroachment d) a + b + c	371.70 24.50 --- 396.20
3	Balance area of plot (1-2)	1166.80
4	Deduction for 8% R.G. (if deductible)	NIL
5	Net area of plot	1166.80
6	Addition for FSI purpose 2(a) above 100%	371.70
7	Total plot area for FSI purpose	1538.50
8	Maximum FSI permissible on plot	3.00
9	Maximum BUA Permissible on plot	4615.50
10	Rehabilitation Component	2990.53
11	Sale component	2990.53
12	Rehab Built-up Area	2500.85
13	Total built up Area approved for the scheme	5491.38
14	FSI sanction for the scheme.	3.57
15	Proposed Sale BUA	1754.31
16	Total BUA proposed in - situ.	4255.16
17	FSI proposed to be consumed in situ	2.765
18	TDR generated if any	1236.22
19	TDR already released	826.00
20	Balanced TDR	410.22
21	No. of slum dweller to be re- accommodate	Resi. - 82, R/C - 01, Comm. - 02 Balwadi-01, Welfare -01, Soc. Office-01 Total = 88 nos.
22	No. of PAP tenements	Nil
23	Road setback surrendered to MCGM	371.70

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 Regulation No. 33 (10) of DCR 1991, in the office of the undersigned.

Yours faithfully,

— Sd —

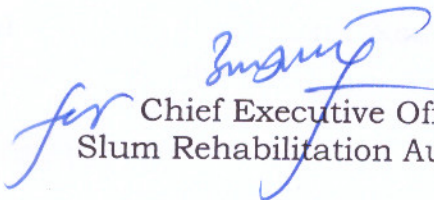
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "L" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA).

Yours faithfully,

for 
Chief Executive Officer
Slum Rehabilitation Authority