

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2573/MW/STGL/LOI

Date:

27 JUL 2023

1. **License Surveyor:** Shri. Rohit Dhiraj Patil  
M/s. Architectural Concept,  
802, Skyline Wealth Space, C-2 wing,  
Premier Road, Vidyavihar (West),  
Mumbai - 400 086.
2. **Developer :** M/s. Shree Sai Realtors  
201, Sai Plaza, Jawahar Road,  
Patel Chaowk, Ghatkopar (E),  
Mumbai - 400 077.
3. **Society :** "Yashwant Nagar-I Janvikas SRA CHS LTD."  
"Jai Bhawani SRA CHS LTD."

**Subject :** Issue of Clubbing Revised LOI- Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No. 61A(pt), 61A/136, 61A/137, 61A/148 to 61A/151, of village-Chembur, Taluka-Kurla, Eastern Express Highway, Chembur (West), Mumbai- 400 071. **(Scheme no. 01 in 'M/W' ward)**

### Clubbing with

Proposed S.R. Scheme u/s. 33(11) of DCPR 2034 on non-slum Plot Bearing CTS No.195/191, Plot No.193 of Village Ghatkopar, Taluka-Kurla, Garodia Nagar, at Ajay Ahuja Road, Ghatkopar (E), Mumbai - 400077. **(Scheme no. 05 in 'N' ward)**

**Reference :** Your SOP application letter dated 22/06/2023.

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. This Revised LOI in continuation with earlier approved Revised LOI dtd. 29/10/2021, 02/03/2023 & 04/05/2023.



2. This Letter of Intent is issued on the basis of plot area certified by the Architect/L.S. and the Annexure – II issued by Competent Authority and other relevant documents.
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, numbers of eligible huts etc. the parameters shall be got revised from time to time.

**The parameters of the scheme (after clubbing) are as under:**

| <b>Sr. No.</b> | <b>Description</b>   | <b>Proposed Area</b> |
|----------------|--|----------------------|
| 1              | Area of plot considered for the scheme   | 3544.44              |
| 2              | Deductions for   |                      |
|                | Road setback area/reservation  | --                   |
|                | Total Deductions   | ---                  |
| 3              | Balance Plot Area for tenement density   | 3544.44              |
| 4              | Deduction of Recreational open space as per 3.12 for existing density less than 500 per net hectare. | Nil                  |
| 5              | Net plot area for FSI computation  | 3544.44              |
| 6              | Proposed built-up area of Rehab.   | 7652.04              |
| 7              | Amenity & passage area   | 2227.08              |
| 8              | Rehab Component  | 9879.12              |
| 9              | Sale Component (1.00 X Rehab Component) permissible in situ  | 9879.12              |
| 10             | Total PTC BUA proposed after clubbing  |                      |
|                | PTC BUA from Scheme no. 2  | 4726.86              |
|                | PTC BUA from Scheme no. 3  | 1083.41              |
|                | PTC BUA from Scheme no. 4  | 2093.09              |
|                | PTC BUA from Scheme no. 5  | 952.14               |
| 11             | Total PTC BUA proposed in scheme 1   | 8855.50              |
| 12             | Total sale BUA proposed to be consumed in situ   | 1019.50              |
| 13             | Total BUA sanctioned for the project   | 17531.16             |
| 14             | FSI sanction for the scheme (13/5)   | 4.94                 |
| 15             | Total BUA proposed to be consumed in situ  | 17527.04             |
| 16             | Total FSI consumed in situ   | 4.94                 |
|                | No. of eligible Tenements  |                      |
|                | Rehab Resi. -  | 163                  |
|                | Rehab Comm. -  | 30                   |
|                | R/C-   | 03                   |
|                | Balwadi-   | 02                   |
|                | Welfare Center -   | 02                   |
|                | Society Office -   | 03                   |



SRA/ENG/2573/MW/STGL/LOI

|    |                           |     |
|----|---------------------------|-----|
|    | Yogalaya –                | 02  |
|    | Library –                 | 02  |
|    | Community Hall            | 01  |
| 17 | Provisional PAP           |     |
|    | Rehab Resi.               | 31  |
|    | Rehab Comm.               | 13  |
| 18 | PAP generated in scheme 1 | 16  |
| 19 | PTC Tenements in scheme 1 |     |
|    | For Scheme 2              | 118 |
|    | For Scheme 3              | 28  |
|    | For Scheme 4              | 53  |
|    | For Scheme 5              | 24  |
| 20 | Total PTC tenements       | 223 |

4. The Developer shall pay Rs. 40,000/- per Rehab & PTC tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034.
5. The Developer shall hand over PAP tenements of Scheme no.1 & PTC tenements of scheme no. 5 within three months after grant of OCC. The said PAP & PTC tenements will be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.
6. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
7. That you shall pay as an unearned income equal to 40% of difference of sale value of shifted BUA of PTC component in two stages, 50% at time of Amended IOA & 50% at time of issuing C.C.

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 composite building, in conformity with the Regulation No. 33 (10) of DCPR 2034, in the office of the undersigned.

Yours faithfully,

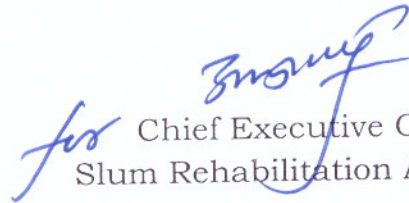
—sd—

Chief Executive Officer  
Slum Rehabilitation Authority

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. A.C. "M/W" 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