



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1121/KE/STGL/LOI
Date:

26 MAR 2024

To,

1. **Lic. Surveyor** : Shri. Santosh B. Shelke
M/s. Shelke & Associates.
Shop No. 04,
New Mruganayan C.H.S. Ltd.,
Opp. Terna School, Sector - 10, Nerul,
Navi Mumbai - 400 706.
2. **Developer** : M/s. Nivara Builders & Developers
501 & 502, Leo Apartment,
5th Floor, A - wing, 24th Road,
Khar (West),
Mumbai - 400 052.
3. **Societies** : Shree Sai Darshan Welfare Society SRA
C.H.S. Ltd.
C.T.S. No. 2105 of village Vile Parle,
situated at Western Express Highway,
near Sahar Road, Andheri (East),
Mumbai - 400 069.

Sub:- Issue of Revised LOI for Slum Rehabilitation Scheme proposed on land bearing C.T.S. No. 2105 of village Vile Parle, situated at Western Express Highway, near Sahar Road, Andheri (East), Mumbai - 400 069; in 'K/E' ward of M.C.G.M.

Ref.: SRA/ENG/1121/KE/STGL/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 LOI is issued in continuation with earlier LOI issued under odd number dated 16/11/2009 as well as Revised LOI issued under odd number dated 16/07/2018, 19/06/2020 & 17/08/2021 stands modified with respect to the conditions mentioned herein below:-

1. That you shall handover to the Slum Rehabilitation Authority/ M.C.G.M. 01 number of Residential tenements of carpet area 25.00 Sq.mt. and 02 numbers of Commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 Sq.mt., whichever is less, free of cost for Project Affected Persons. The PAP tenements shall be marked as PAP tenements on door prominently. After completion of the building, PAP tenements shall be protected by the Developer till handing over to the concerned authority by providing security guards etc.

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16. 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 salient features of the scheme are as under:-

REVISED SCHEME PARAMETERS		
Sr. No.	Description	Slum Area in Sq.mt.
1.	Plot area	1708.000
2.	Deduction	
	a) Road Setback	208.700
	b) Reservation	---
3.	Net plot area for R.G. purpose	1499.300
4.	Deduction for % R.G. (If Applicable)	---
5.	Net plot area for FSI	1499.300
6.	Addition for FSI purpose	208.700
7.	Plot area for FSI computation	1708.000
8.	Maximum FSI permissible on plot (In-situ)	3.000
9.	BUA permissible on plot	5124.000
10.	Rehabilitation BUA	2203.601
11.	Area of common passages & amenity structures	711.952
12.	Rehabilitation Component	2915.553
13.	Sale Component	2915.553
14.	Total BUA sanctioned for the scheme	5119.154
15.	Total FSI Sanctioned for the scheme	2.997
16.	Sale BUA permissible In-situ	2915.553
17.	Total BUA proposed to be consumed In-situ	5119.154
18.	Total FSI proposed to be consumed In-situ on plot	2.997
19.	Spillover TDR generated in the scheme	--
20.	Nos. of slum dwellers to be accommodated	73
21.	No. of Provisional PAP (Residential)	01
21.	Nos. of Provisional PAP (Commercial)	01
22.	No. of PAP (Residential) generated in the scheme	01
23.	Nos. of PAP (Commercial) generated in the scheme	02
24.	Road setback area to be handed over to Highway Authority	208.700

26. That the rehabilitation component of scheme shall include.

a)	67	Number of Residential tenements
b)	05	Number of Commercial tenements
c)	01	Number of Residential cum Commercial
d)	01	Number of Balwadi
e)	01	Number of Welfare Centre
f)	01	Number of Society Office
g)	01	Number of Provisional PAP Residential tenement

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h)	01	Number of Provisional PAP Commercial tenement
i)	01	Number of PAP Residential tenement
j)	02	Number of PAP Commercial tenements

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

56. If the tenements proposed as 01 Provisional PAP (Residential) tenement of carpet area 25.00 Sq.mt. and 01 Provisional PAP (Commercial) tenement as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 Sq.mt., whichever is less, for the Rehabilitation of Non-eligible slum dwellers of scheme, if not declared eligible in future, then you shall handover the said tenements free of cost to the Slum Rehabilitation Authority/ M.C.G.M. for Project Affected Persons. The PAP tenements shall be marked as PAP tenements on door prominently. After completion of the building, PAP tenements shall be protected by the Developer till handing over to the concerned authority by providing security guards etc.

Note:- All the other conditions mentioned in earlier LOI dated 16/11/2009 & Revised LOI dated 16/07/2018, 19/06/2020 & 17/08/2021 are intact & shall be complied with.

If applicant Society/ Developer/ Lic. Surveyor are agreeable to all these conditions, then they may submit the proposal for approval of plans separately for each building, in conformity with the modified D. C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this revised LOI.

Yours faithfully,

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**Dy. Chief Engineer
Slum Rehabilitation Authority**

Copy to:-

1. Municipal Commissioner, M.C.G.M.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Addl./ Dy. Collector of M.S.D.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of M.C.G.M.
- ✓ I.T. Section (SRA), to publish this Revised LOI on SRA website.


**Dy. Chief Engineer
Slum Rehabilitation Authority**