

Issued
Sign
20/11/17



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2238/GN/PL/LOI

Date : **20 NOV 2017**

- To,
1. Architect : Shri Tushar Parulekar of
M/s. Griha Rachana
2025, 39/Shivam CHS,
Gandhi Nagar, Bandra (East),
Mumbai 400 051.
 2. Developers. : M/s. Shree Sai Samarth Developers
C-101, Gurukrupa CHS,
N.C. Kelkar Road,
Dadar (W), Mumbai-400 028.
 3. Society. : Om Sai SRA CHS. (Ltd.) &
Kapila CHS (Ltd.)

Sub : Revised LOI for amalgamated S.R. scheme on plot bearing F.P. No.1000& 1001 of TPS IV of Mahim Division, C.S. No. 1164 of Lower Parel Div. Situated at Khed Gully, off. Sayani Road, Dadar (W), Mumbai-400028.

For : Om Sai SRA CHS Ltd. & Kapila SRA CHS Ltd.

Ref : SRA/Eng/2238/GN/PL/LOI

Sir,
With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing F.P. No.1000 & 1001 of TPS IV of Mahim Division, C.S. No. 1164 of Lower Parel Div., Dadar (W), Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI 3.08** (Three point zero eight Only) in accordance with provisions of Appendix -IV of reg.33 (10) of amended D. C. Regulations-1991, out of maximum **FSI of 3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

This LOI is issued in continuation with earlier LOI issued under even no. dated **08.02.2016** & stands modified and newly added conditions with respect to the conditions approved earlier.

2. That you shall hand over 02 numbers of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 25.00 sq.mt. at free of cost.

[Handwritten Signature]
18/11
Executive Engineer
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

The PAP tenements shall be marked as a PAP tenement on doors 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.

12. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per salient features Annexed herewith.

Sr. No	Particular	Area (in Sq. mt.)
1	Area of slum plot	2375.44
2	Deduction:	--
3	a. Road Set back	2375.44
3	Net area of plot	2375.44
4	Total plot area for FSI purpose	3.00
5	In-situ FSI permissible on plot	7126.32
6	Total in-situ permissible on plot	3418.86
7	Rehab Built up area (excluding area under staircase & common passage)	1792.51
8	Common Pass. & Amenity structure	5211.37
9	Rehab component	3908.52
10	Sale Component (9 x 0.75)	7327.38
11	Total BUA sanctioned for the Scheme	3.08
12	Total FSI sanctioned for Scheme	3707.46
13	Sale BUA permissible in situ	118 nos.
14	Nos. of slum dwellers to be re-accommodated	106nos.
	Rehab Residential	05nos.
	Rehab Comm.	07nos.
	Rehab Resi/Comm.	01 no.
	Ex. Amenity - 01 no.	02 nos.
15	Nos. of PAP generated in the scheme	


26. That the rehabilitation component of scheme shall include.

a)	106	Numbers of Residential tenements
b)	05	Numbers of Commercial tenements
c)	07	Numbers of Resi-cum-commercial tenements
d)	01	Number of Existing Amenity
e)	02	Numbers of Balwadis

f)	02	Numbers of Welfare Centres
g)	02	Numbers of Society offices
d)	02	Numbers of PAP tenements

All the other conditions mentioned in earlier LOI dtd. **08.02.2016** remains unchanged & shall be complied with.

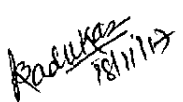
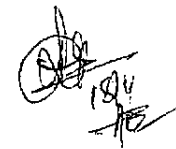
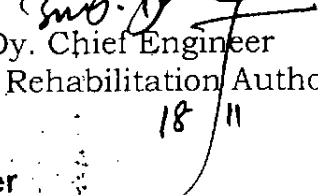
Yours faithfully,

 18/11
 18/11
 18/11

Executive Engineer
 Slum Rehabilitation Authority
 S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

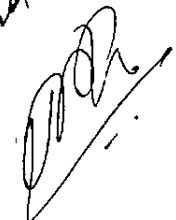
- Copy to
1. Addl. Collector (Enc/Rem) City
 2. Dy. Chief Engineer, Development Plan, M.C.G.M.
 3. Dy. Collector (SRA)
 4. H.E. of M.C.G.M.
 5. I.T. Section (SRA)
 6. Asstt. Comm. G/North Ward

Yours faithfully,

 18/11/17
 18/11
 18/11

Executive Engineer
 Slum Rehabilitation Authority
 S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

Received on: 341
 18/11/2017

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