



**Slum Rehabilitation Authority**

No.: SRA/ENG/869/RC/ML/LOI

Date :

**31 MAY 2022**

**REVISED LOI**

To,

1. Architect : Mr. Manoj Vishwakarma  
of M/s. DOT Architects  
Gr. floor, Sharad Sangeet Vidyalaya,  
M.K. Marg Kalanagar, Bandra (E),  
Mumbai 400 051.
2. Developer : M/s. Paradigm Ambit Buildcon  
G-52, 2<sup>nd</sup> Floor Roop Mangal, 16<sup>th</sup> road &  
Avenue, Santacruz (W), Mumbai- 400 054.
3. Society : Shiv Ganesh Sai SRA CHS Ltd.  
Kastur Park, Shimpoli Road,  
Borivali (West), Mumbai - 400 092.

Sub: S.R. Scheme on plot bearing F.P. No. 383, T.P.S-III, at 24<sup>th</sup> Road,  
Village- Borivali, Shimpoli Taluka Borivali (W), Mumbai-400092 for  
"Shiv Ganesh Sai SRA CHS Ltd"

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 LOI is issued in continuation with earlier revised LOI issued under number SRA/ENG/869/ML/LOI date 04/11/2015 & conditions no.16 stands modified with respect to the conditions mentioned herein as under

16. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per salient feature annexed herewith.

**THE SALIENT FEATURES OF THE SCHEME ARE AS UNDER:**

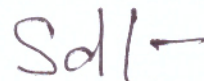
<b>Sr. No.</b>	<b>Particular</b>	<b>Now proposed</b>
1.	Plot Area	7531.71
2.	Deduct:	
3.	Road / Set back	1601.31
4.	Net area of plot	5930.40
5.	Add D. P. Road /set back /reservation	1601.31
6.	Total area for FSI purpose	7531.71
7.	Max. permissible FSI	4.00 or sanctioned BUA
8.	Max. permissible BUA in situ	--
9.	Rehab BUA proposed	9953.46
10.	Area under Balwadi, Welfare Centre, Society Office, Common Passage, Community Hall etc.	5117.64
11.	Rehab Component	15071.10
12.	Sale component permissible (Rehab Component x Incentive 1.15)	17331.77
13.	Total BUA permissible for the project (9+12) above	27285.23
14.	Total FSI sanctioned for the project	3.62
15.	Sale built up area proposed in situ	14349.91
16.	No. of tenements to be accommodated	Resi-243 R/C- 01 Temple - 01
17.	Nos. Of Amenity tenement.	12
18.	No. of PAP	--
19.	No. of Provisional PAP	85 Nos. of 27.88 (Sq. Mt.)
20.	TDR generated	2981.86



70. That you shall hand over the 85 provisional PAP tenements (BUA admeasuring 27.88 Sq. Mt.) to Slum Rehabilitation Authority within 30 days after granting Occupation to the said PAP tenements.
71. As the land under reference falls within 10.00 Km. buffer from the boundary of Eco-sensitive zone of thane Creek Flamingo Sanctuary, prior permission from the National Board of Wild Life is mandatory for all the development/construction works as per the letter from Dy. Forest Conservator, Thane forest Division vide letter date 09/04/2021.

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C.P.R. 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

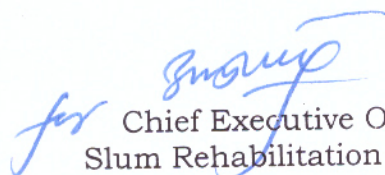


Chief Executive Officer  
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Municipal Commissioner, 'R/C' Ward, M.C.G.M.
2. Dy. Chief Engineer, Development Plan, M.C.G.M.
3. A.A. & C.- R/C Ward
4. Dy. Collector (SRA)
- ✓ 5. I.T. Section (SRA)
6. CTSO (SRA)
7. Estate Department (SRA)



Chief Executive Officer  
Slum Rehabilitation Authority