



SLUM REHABILITATION AUTHORITY

No:SRA/ENG/1363/S/PL/LOI

Date: **4 FEB 2022**

To,

1. Architect: Mr. Manoj Vishwakarma of M/s. DOT Architects
Gr. floor, Sharda Sangeet Vidyalaya,
M.K. Marg Kalanagar, Bandra (E),
Mumbai-400 051.

2. Developers : M/s. Saur Jagat
4/2-D, Sun Heights Building,
Adi Shankaracharya Marg, Gandhi Nagar,
Powai, Mumbai- 400 076

3. Society: Shree Siddhivinayak SRA CHS (Ltd)

Subject: Revised LOI for proposed S.R. Scheme on plot bearing C.T.S. No. 69, 69/1 to 23, 70, 70/1 to 9, 76, 76/1 to 166, 77, 77/1 to 13, 78(pt), 78/3(pt) & 78/4 to 10 of village Hariyali at Lokmanya Nagar, Vikhroli (W), Mumbai, known as 'Shree Siddhivinayak SRA CHS (Ltd)'

Ref.: SRA/ENG/1363/S/PL/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 LOI is issued in continuation with earlier LOI issued under number SRA/ENG/1363/S/PL/LOI on dtd.07/06/2019 condition no.02 stands modified with respect to the conditions mentioned herein as under as condition no.1.

1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of any change in area of plot, number of eligible huts etc. the parameters shall be updated from time to time.

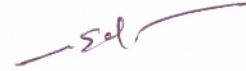
The salient features of the scheme are as under:

| SR. NO. | DESCRIPTION | Parameters as per (DCPR-2034) (in Sq.mt) |
|---------|---|--|
| 1 | Area of plot considered for the scheme | 4833.00 |
| 2 | Deductions for | |
| | (a). Road setback area under 27.45 Mt & 12.20 Mt wide D.P.Road | 1100.63 |
| | (b). Land potential of Welfare Center (247.32/5.89) | 41.98 |
| | Total deductions | 1142.61 |
| 3 | Balance plot area for tenement density | 3690.39 |
| 4 | Deduction of Recreational open space as per 3.12 for existing density less than 650 per net hactre. | NIL |
| 5 | Net plot area for FSI calculation | 3690.39 |
| 6 | Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034 | 4.00 |
| 7 | BUA permissible as per FSI 4.00 | 14761.56 |
| 8 | Proposed built-up area of Rehab | 8352.51 |
| 9 | Rehab Component | 11633.23 |
| 10 | Sale Component (1.15 x Rehab component) | 13378.21 |
| 11 | Total Sale BUA permissible in situ | 13378.21 |
| 12 | Total sale BUA proposed to be consumed on site | 13378.21 |
| 13 | Total BUA sanctioned for the project (8 + 11) | 21730.72 |
| 14 | FSI sanction for the scheme (13/5) | 5.89 |
| 15 | TDR generated in scheme | NIL |
| 16 | A Number of slum dwellers to be rehabilitated | 270 |
| | i. Rehab resi. | 208 |
| | ii. Commercial | 34 |
| | iii. R/C | 06 |
| | iv. Provisional Residential PAP | 12 |
| | v. Provisional Commercial PAP | 10 |
| | vi. Provisional R/C PAP | NIL |
| | B Reservation of Welfare Center | 01 |
| | C Amenities to be provided | 07 |
| | i. Balwadi | 01 |
| | ii. Welfare Center | 01 |
| | iii. Society Office | 02 |
| | iv. Skill development center | 01 |
| | v. Library | 01 |
| | vi. Community hall | 01 |
| 17 | Scheme PAP | NIL |

Note: All the other conditions mentioned in earlier revised LOI dtd.07/06/2019 is intact except condition no. 1 are modified, hence are not repeated in this Amended Letter of Intent.

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

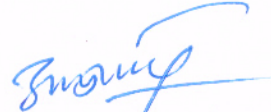
Yours faithfully,



Dy.Chief.Engineer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Muni. Commissioner, 'S' Ward, M.C.G.M.
4. Addl/Dy.Collector (Enc. & Rem.) MSD.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.



Dy. Chief.Engineer
Slum Rehabilitation Authority