



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/345/FN/ML/LOI

Date: - 9 MAY 2022

To,

1. **Architect** : Mr. Sharif Ahmad, of M/s. Ahamad & Associates,
43/8, Hakeem Manzil, Navapada, Bandra (East),
Mumbai - 400 051.
2. **Developer** : M/s. Shree Swami Samarth Developers Pvt. Ltd.
Ackruti Trade Centre, 6th floor, Road No. 7, Marol
MIDC, Andheri (East), Mumbai - 400 093.
3. **Society** : Adarsh Gharkul CHS

AMENDED LOI

Sub: Proposed S.R. Scheme on plot bearing CS No. 12(pt) of Sion Divn.,
Sion Koliwada, M.A. Road, Sion-Koliwada for Adarsh Gharkul CHS.

Ref: SRA/ENG/345/FN/ML/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CS No. 12(pt) of Sion Divn., Sion Koliwada, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned FSI of 2.62 (Two point Six Two only) in accordance with provisions of Regulation no. 33(10) of DCPR 2034, shall be allowed to be consumed on the plot, subject to the following conditions;

This amended Letter of Intent is issued in continuation with the earlier Letter of Intent issued under even no. dated 19/10/2004, 21/06/2017 & 09/09/2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under;

The salient features of the scheme are as under:

| Sr. No. | Description | Area (in sq.mt.) |
|----------------|--|-----------------------------|
| 1 | Area of plot | 7356.55 |
| 2 | Deductions for [a] Road Setback [b] Amenity Open Space | 1655.38 37.04 |
| 3 | Net Area of plot | 5664.13 |
| 4 | Deductions for [a] Road Setback | 1655.38 |
| 5 | Plot area for FSI Computation | 7319.51 |
| 6 | Total Rehab BUA | 11858.75 |
| 7 | Rehab Component | 13656.78 |
| 8 | Sale Incentive ratio for Sale Component | 1.05 |
| 9 | Sale Component for the scheme (7*8) | 14339.62 |
| 10 | Total permissible BUA | 26198.37 |
| 11 | F.S.I. permissible on plot (10/5) | 3.579 |
| 12 | BUA permissible for Sale on plot | 14339.62 |
| 13 | TDR released | 5922.00 |
| 14 | Net BUA permissible for sale on plot (12-13) | 8417.62 |
| 15 | Net BUA proposed for sale on plot | 7336.22 |
| 16 | Total BUA proposed on plot (6+15) | 19194.97 |
| 17 | F.S.I. consumed on plot (16/5) | 2.62 |
| 18 | TDR generated (14-15) | 1081.40 |
| 19 | No. of Rehab T/s accommodated (incl. existing amenities) | 511 |
| 20 | No. of PAP generated (Resi. - 522 Nos. + Comm. - 57 Nos.) | 06 |
| 21 | Proposed Amenities : (a) Balwadi (b) Welfare Centre (c) Society Office (d) Any two Amenities | 05 05 02 02 |

SRA/ENG/345/FN/ML/LOI

If applicant Society / Developer / Architect are agreeable to all these above conditions, then may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the Regulation No. 33(10) of D.C.P.R. 2034 in the office of the undersigned.

Yours faithfully,

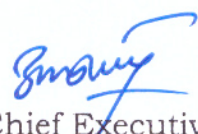
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Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO(SRA) has approved the Revised LOI)

Copy to:

1. Assistant Commissioner, "F/N" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. Deputy Collector (SRA) – Copy for information with a request to take further necessary action as per circular no.37.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA).

for 
Chief Executive Officer
Slum Rehabilitation Authority