

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1578/PN/PL/LOI

Date:

16 FEB 2023

1. **Architect** : Ms. Leena Churi
of M/s. Essaar Group
B-105, 106, Shivam Square,
Sahar Road, Andheri (East),
Mumbai- 400 069.
2. **Developer** : M/s. New Ajmera Construction & Developers
J/V with
M/s. Reliance Constructions Company
Amann Group, Juhu Azad Nagar CHS, 1st floor,
C. D. Barfiwala Road, Near New India Colony,
Andheri (W), Mumbai – 400 058.
3. **Society** : Shane Rehmat CHS (Prop)

Subject : S.R. Scheme 1: S.R. Scheme under regulation 33(11) on plot bearing CTS. No. 997 of Village Juhu, FP. No.16 (Pt.) of TPS Santacruz Juhu Sector no. II at Juhu Tara Road, Santacruz (West), Mumbai in K/West ward.

Clubbing with

S.R. Scheme 2: S. R. Scheme under Regulation 33(10) & 32 of DCPR 2034 on plot bearing CTS No. 738/B/1/A (pt.) of Village Malad (E), Mumbai for Shane Rehmat CHS (Prop.).

Ref : SRA/ENG/1578/PN/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 09/03/2020 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 Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/1578/PN/PL/LOI dtd. 09/03/2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under -

Condition No. 3: The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, eligibility etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Particulars	Area (Sq.mt.)		
		Slum	Non-Slum	Total
1.	Plot area	3078.90	216.30	3295.20
2.	Less : Proposed DP Road	253.23	73.06	326.29
3.	Net Plot Area for Tenement Density	2825.67	143.24	2968.91
4.	Addition for FSI purpose Proposed DP Road	253.23	--	253.23
5.	Plot area for FSI	3078.90	143.24	3222.14
6.	Permissible FSI on Plot	Restricted to Sanctioned FSI	1.00 + 0.50 Add. FSI + TDR	--
7.	Maximum Built up area permissible on plot	N.A.	--	--
8.	Rehabilitation BUA	6061.11	--	6061.11
9	Areas of Amenities including common passage	2447.56	--	2447.56
10.	Rehabilitation Component	8508.67	--	8508.67
11.	Sale Component (Incentive 1.10)	9359.54	--	9359.54
12.	0.50 Additional FSI on payment of premium for Non-slum plot	--	71.62	71.62
13.	TDR for Non-slum plot	--	128.92	128.92
14.	Total BUA sanctioned for project	15420.65	343.78	15764.43
15.	Total FSI permitted for project	5.00	2.40	--
16.	BUA permissible for Sale on plot	9359.54	343.78	9703.32
17.	Sale BUA proposed to be transferred to S.R. Scheme No.1.	939.78	--	939.78
18.	PTC BUA transferred from S.R. Scheme No.1.	939.78	--	939.78
19.	PTC BUA Proposed	939.78	--	939.78
20.	Sale BUA Proposed	8506.17	--	8506.17

21.	No. of Slum Dwellers to be re-accommodated	107	--	107
22.	PAP Tenements		--	
	Provisional PAP for Non-eligible	58		58
	Regular PAP	50		50
23.	Amenity Structures		--	
	Balwadi	01		01
	Welfare Center	01		01
	Library	01		01
	Yogalaya	01		01
	Society Office	02		02
24	PTC Tenements		--	
	PTC Residential	21		21
	Balwadi	01		01
	Welfare Center	01		01
	Library	01		01
	Yogalaya	01		01
	Society Office	01		01

Additional Conditions:-

1. That you shall handover 21 no. of PTC tenements & 05 no. of Amenities before OCC to equivalent sale BUA in S.R. Scheme 1 under subject matter.
2. That you shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for clubbing PTC before asking for OCC to the same.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the DCPR-2034 of Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

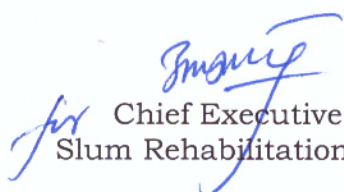
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Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved LOI)

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "P/N" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.


Chief Executive Officer
Slum Rehabilitation Authority