



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2115/N/MHL/LOI

Date : 7 SEP 2022

- 1. Architect** :- M/S. Sadashiv Nargundkar & Associates.
B/402, Sai Sagar Complex, Plot No. 69,
Palm Beach Marg, Sector-15, CBD
Belapur, Navi Mumbai- 400 614.
- 2. Developer** :- M/S. Samarth Drushti Developers.
G-1, Terminal-9, Beside Vile Parle Police
Station, Nehru Road, Vile Parle (East), Mumbai-
400 057.
- 3. Society** :- "Ghatkopar Septic Tank Gurukrupa Sra Chs
Ltd"

Subject: - Revised LOI for Slum Rehabilitation Scheme under Reg. 33(10) on plot bearing C.T.S. NO.190/1 to 190/8 & 190/9 (pt), of village Ghatkopar, Mumbai.

Ref: - SRA/ENG/2115/N/MHL/LOI

Gentlemen,

With reference to the above-mentioned Slum rehabilitation Authority are on the basis of documents submitted by you, this office is pleased to issue principal approval to the scheme in the form of this **Revised Letter of Intent (Revised LOI)** subject to the following conditions.

This Revised LOI is issued in continuation with the earlier LOI issued under no. SRA/ENG/2115/N/MHL/LOI dated 14/10/2011, 18/07/2018 & 20/07/2021 It stands modified with respect to the conditions mentioned herein below and continuing the balance conditions as per said earlier LOI: -

- 1.** That the condition no 17 of earlier LOI dated 14/10/2011 is deleted and the same shall be read as per revised scheme parameters as follows:

That you shall restrict the built-up area meant for Sale in the open market and the built-up area of rehabilitation as per the salient features annexed herewith.

The salient feature of the scheme are tabulated as under:-

Sr.No.	Description	Now Proposed
1	Area of plot considered for the scheme	4530.30
2	Deductions for Road Set Back	
	i) 18.30 Sq. Mtrs	180.17
	ii) 27.45 Sq.Mtrs	175.30
	iii) 33% P.G Reservation Area	1377.60
3.	Total Deductions	1733.07
3.	Balance Plot Area for tenement density	2797.23
4.	Plot area for FSI computation	4530.30
5.	Proposed built-up area of Rehab.	6625.50
6.	Rehab Component	9623.41
7.	Sale Component (1.00 X Rehab Component)	9623.41
8.	Total Sale BUA permissible in situ	9623.41
9.	Total sale BUA proposed to be consumed in situ	9623.41
10.	Total BUA sanctioned for the project	16248.91
11.	FSI sanction for the scheme (10/4)	3.59
12.	Total BUA proposed to be consumed in situ	16248.91
13.	Total FSI consumed in situ	3.59
14.	No. of Tenements	
	Rehab Resi. -	201
	Rehab R/C -	09
	Rehab Comm-	07
	Balwadi-	03
	Welfare Center -	03
	Society Office -	02
	Additional PAP -	18
	Total	243
15.	Spill over TDR	Nil
16.	Provisional PAP	Nil

2. As per SRA Guidelines Circular no 129, the Developer shall hand over the Balwadi to Women & Child Welfare Dept. Govt. of Maharashtra and Society office and Welfare centre to the concerned society for their specific use.
3. That you shall submit Nalla Remarks from E.E. (SWD) before further CC to Sale Building no 2.
4. That the following conditions shall be complied before further C.C. of Sale Building No 2.
 - a. Quarterly report from PMC and TPQA.
 - b. Soil Testing Report from Geologist and Report from Structural Engineer before, during and after completion of basement work below ground level.
5. That NOC from E.E. (T &C) & CFO shall be submitted before further CC to Building No 2.

All other conditions mentioned in earlier LOI dated 14/10/2011, 18/07/2018 & 20/07/2021 are intact and applicable.

Yours Faithfully,

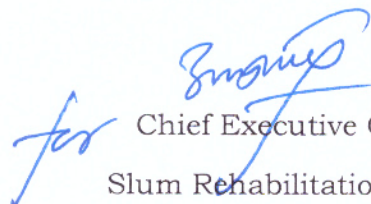


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "N" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this LOI on SRA website.



Chief Executive Officer
Slum Rehabilitation Authority