

SLUM REHABILITATION AUTHORITY

No.SRA/ENG/1095/KW/MHL/LOI

Date: **11 AUG 2021**

1. Architect : Shri Tushar Parulekar of
M/s. Griha Rachana
2025/Bldg.No.39, Shivam CHS,
Gandhi Nagar,
Bandra (E), Mumbai-400 051.
2. Developers : M/s. Paras Builders (1985)
04, Bhide Bungalow,
M.G. Road, Vileparle (E),
Mumbai - 400 057.
&
M/s. Paradigm Evolvers LLP
201, 2nd Floor, Nivan, S.V. Road,
Khar (West), Mumbai-400052.
3. Society : "Shiv Sfurti SRA C.H.S. (Ltd)"

Sub : Revised LOI for proposed Slum Rehabilitation scheme on plot bearing C.T.S. nos.29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai-400 102.

For: "Shiv Sfurti SRA C.H.S. (Ltd)"

Ref: SRA/ENG/1095/KW/MHL/LOI

Sir,

As requested by you vide your above referred letter and with reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. nos.29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai-400 102, this office is pleased to inform you that this **Revised Letter of Intent** is now issued in the joint names of M/s. Paras Developer (1985) and M/s. Paradigm Evolvers LLP. All conditions of the last revised LOI dated 12.05.2011, 04.05.2018, 16.05.2019 & 14.12.2020 remain unchanged with the following additional condition.

18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per salient features Annexed herewith.

The salient features of the scheme are as under:

Sr. No.	Particular	Area (in Sq. mt.)
1	Area of slum plot /slum	2950.10
2	Deductions	1255.79
	a. D.P. Road / Setback area (Area of plot under 13.40mt. & 9.15mt. wide D.P. road) Due to change in road width as per D.P- 2034.	
	b. any Reservations	
	Total (a + b)	1255.79
3	Net area of plot for computation of t/s density	1694.31
4	Total Plot Area for FSI Purpose	2950.10
5	Max. in situ Permissible F.S.I.	4.00
6	Max. Permissible BUA Area in situ	11800.40
7	Rehab Built up area	3950.26
8	Rehab Component	6109.51
9	Sale Component (same as 8)	6109.51
10	Total BUA sanctioned for project	10059.77
11	Total FSI sanctioned for Project	3.41
12	Sale BUA permissible in situ	6109.51
13	Nos. of slum dwellers to be re-accommodated	142 nos.
A	a.Rehab Residential	132 nos.
	b.Rehab Comm.	03 nos.
	c.Rehab R/C	NIL.
	d.Religious structure	02 nos.
	e.Amenity	01 no.
B	Provisional PAP's	
	a. Residential	02 nos.
	b. Commercial	01 nos.
	c.Religious structure	NIL.
	d. Amenity	01 nos.
C	Amenities to be provided	
	Balwadi	02nos.
	Society office	02 nos.
	Welfare Centre	02 nos.
14	Nos. of PAP generated in the scheme	Nil
15	A) BUA of buildable reservation	Nil
	B) Area of non buildable reservation (Area of plot under 13.40 mt. & 9.15mt. wide D.P. road) Due to change in road width as per D.P- 2034.	1255.79

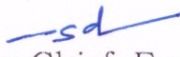
29. That the rehabilitation component of scheme shall include.

a)	132	Numbers of Residential tenements
b)	03	Numbers of Commercial tenements
c)	02	Numbers of Religious structures
d)	01	Number of Amenity
e)	02	Numbers of Resi. Provisional PAP tenements
f)	01	Numbers of Com. Provisional PAP tenements
g)	01	Number of Amenity as provisional PAP
h)	02	Numbers of Balwadi
i)	02	Numbers of Welfare Centre
j)	02	Numbers of Society office

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

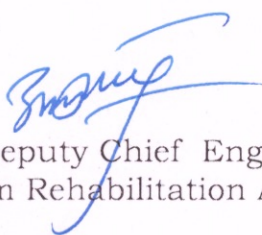
You may apply for further approvals accordingly.

Yours faithfully,


Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner, "K/W" Ward, M.C.G.M. etc. as applicable.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA).


Deputy Chief Engineer
Slum Rehabilitation Authority