



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2924/RS/PL/LOI
(R-S/Pvt/0081/20170428)

Date:

24 MAY 2023

To,

Architect : Shri S. Neve

M/s Sanjay Neve & Associates
302, Oomkareshwar Building, Linking Road,
Dahisar (West), Mumbai - 400 068.

Developer : M/s. Sai Krupa Developers

Shop No. 6, Opp. New Roshan Bakery,
Hemukulani Road no. 4, Iraniwadi,
Kandivali (W), Mumbai - 400 067.

Society : Shree Siddhivinayak (SRA) CHS Phase - II.

Hemukulani Cross Road no 4, Iraniwadi,
Kandivali (West), Mumbai - 400 067.

Subject: Revision of LOI Parameters for S. R. Scheme on Land bearing Part of CTS No. 184, 189/8, 192, 192/1 to 10, Part of C.T.S. No. 200, 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12, 205/15A, 205/15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 6 of village Malad (North), situated at Hemukulani Cross Road No. 4, Iraniwadi, Kandivali (West) Mumbai in R/South Ward.

Ref: SRA/ENG/2924/RS/PL/LOI (R-S/Pvt/0081/20170428)

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Schemes and on the basis of documents submitted by applicant, this office is pleased to issue this **Revised Parameters for LOI** of the S. R. Scheme under Regulation 33(10), subject to the following conditions:

- A.** That the earlier parameters for LOI shall be treated as cancelled and the built-up area for sale and rehabilitation, shall be as per following scheme parameters at the schemes. In the event of change in area of plot, Nos 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	Proposed Parameters (In Sq. Mts.)		
		Reg. 33(10)	Reg. 30	TOTAL
1	Plot area considered for F.S.I. purpose	4790.30	322.55	5112.85
2	Less: Deduction for Set back	209.30	0.00	209.30
3	Net area of plot [1 - 2]	4581.00	322.55	4903.55
4	Deduction for amenities as per Reg. 14(A).	In lieu of Premium	N.A.	--
5	Balance plot area	4581.00	322.55	4903.55
6	Addition for F.S.I. purpose Setback	209.30	N.A.	209.30
7	Plot area for F.S.I. (3+4)	4790.30	322.55	5112.85
8	FSI permissible in situ [T/D restricted below 650 T/Ha]	4.00 or with incentive whichever is more.	1.00	--
9	Rehab BUA proposed for FSI as per 3.12/A & C	9877.51	---	9877.51
10	Area under Passages & Amenities	2274.18	---	2274.18
11	Rehabilitation component proposed for FSI as per 3.12/A & C	12151.69	---	12151.69
12	Sale component Permissible	(12151.69 x 1.15) = 13974.44	---	13974.44
13	Total B.U.A. Permissible for the project [9 + 12]	23851.95	322.55	24174.50
14	F.S.I. allowed for the project [13/7]	4.98	1.00	--
15	Sale BUA permissible in situ	13974.44	322.55	14296.99
16	T.D.R. available from the scheme	299.30	--	299.30
17	T/S Proposed in the Scheme			
a.	Eligible T/s			
	1. Residential	281 Nos	--	281 Nos
	2. Commercial	21 Nos	--	21 Nos
	3. Resi - Comm	01 No	--	01 No
	4. Existing Amenity	01 No	--	01 No
b.	Provisional PAP as per 3.12/C			
	1. Residential	07 Nos	--	07 Nos
	2. Commercial	01 No	--	01 No
	3. Resi - Comm	N.A.	--	N.A.
c.	Amenities as per Clause 8.1			
	1. Balwadi	01 No	--	01 No
	2. Society Office	03 Nos	--	03 Nos
	3. Welfare Center	01 No	--	01 No
	4. Additional Amenities	02 Nos	--	02 Nos
	5. Community Hall	01 No	--	01 No

B. Conditions:

That all the Conditions mentioned in earlier LOI shall be continued with following modifications for below Conditions:

9. That you shall submit NOC for Environmental Clearance for the project as per MOE & F, New Delhi's Notification issued under No. S.O.1533 dated 14/09/2006, under sub rule (3) of rule 5 Environment (Protection) Rules 1986, as directed by NGT on 03/12/2018 under orders No. O.A. No. 1017/2018 before commencing the construction beyond 20000.00 Sq.Mts., as per this office Circular No. 136.
32. That you shall submit the layout before issue of Further CC to the Sale Building in the layout.
37. That you shall submit the Revised CFO NOC/Remarks before issue of Further CC to respective building in the layout.

If applicant Society/Developer/Architect are agreeable to all these above conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034, in the office of the Slum Rehabilitation Authority.

Yours Faithfully,

-sd-

Chief Executive Officer
Slum Rehabilitation Authority

(CEO (SRA) has approved the Revised Parameters For LOI)

Copy To:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Commissioner "R/South" Ward, MCGM.
4. Assistant Commissioner "R/South" Ward, MCGM.
5. I. T. Section (SRA), to publish this LOI on SRA website.

for *Zinsur*
Chief Executive Officer
Slum Rehabilitation Authority