



SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/1074/KE/MHL/LOI

Date:

21 OCT 2022

1. **Lic. Surveyor** : Shri. Ajitkumar G. Rane,
C-8, Siddhivinayk, CHS Ltd.,
Plot No. 242, RSC-42, Gorai-2,
Borivali (W), Mumbai – 400 091.
2. **Developer** : M/s. Samarth Erectors Developers,
4, Chandrakant Apt., Shreyas Colony,
Aarey Road, Goregaon (E),
Mumbai – 400 063.
3. **Society** : “Andheri Chhaya SRA CHS Ltd.”

Sub:- S.R. Scheme under regulation 33(10) on plot bearing CTS no. 156(pt.), 157, 157/1 & 2, 158, 159, 159/1 & 2, 160A/1(pt.) of village Majas, Andheri (East), Mumbai for “Andheri Chhaya SRA CHS Ltd.”

Clubbing with

S.R. Scheme under regulation 33(10) on plot bearing C.T.S No. 539C1/B, 539C1/C, 539C1/D, 539C1/E & 539C1/F of village Chakala at Andheri - Sahar Road, Andheri (East), Mumbai, for "New Sanjay Nagar (SRA) C.H.S Ltd."

Ref : SRA/ ENG/1074/KE/MHL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to revised LOI dated 17/06/2022 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/1074/KE/MHL/LOI dtd. 17/06/2022 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, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The parameters of the scheme are as under:

| Sr. No | Description | Now Proposed | | |
|--------|--|--------------------------|---|----------|
| | | Slum Plot | Non-slum Plot | Total |
| 1 | Area of plot | 3559.94 | 510.90 | 4070.84 |
| 2 | Deduction: | | | |
| | a. Road Set-back | 281.18 | -- | 281.18 |
| | b. Reservation of Post Office | 61.96 | 68.35 | 130.31 |
| | c. Reservation of PH | -- | 72.45 | 72.45 |
| 3 | Net plot area | 3216.80 | 370.10 | 3586.90 |
| 4 | Addition for FSI purpose: | | | |
| | a. Road Set-back | 281.18 | -- | 281.18 |
| | b. Reservation of Post Office | 61.96 | 68.35 | 130.31 |
| | c. Reservation of PH | -- | 72.45 | 72.45 |
| 5 | Area of plot for FSI purpose | 3559.94 | 510.90 | 4070.84 |
| 6 | FSI Permissible in-situ | 4 or upto sanctioned FSI | 2.40 (1.0 Zonal + 0.90 TDR + 0.50 Prem. FSI) | -- |
| 7 | Built up area permitted on the plot | 14239.76 | 1226.16 (510.90 Zonal + 459.81 TDR + 255.45 Prem. FSI) | 15465.92 |
| 8 | Rehabilitation BUA | 5388.61 | -- | 5388.61 |
| 9 | Areas of Amenities and common passage | 1910.97 | -- | 1910.97 |
| 10 | Rehabilitation component | 7299.58 | -- | 7299.58 |
| 11 | Sale Component (Incentive 1.0) | 7299.58 | 1226.16 | 8525.74 |
| 12 | BUA in lieu of Buildable Reservation | 144.76 | -- | 144.76 |
| 13 | Total built up area sanctioned for scheme | 12832.95 | 1226.16 | 14059.11 |
| 14 | Sanctioned FSI for the scheme | 3.605 | 2.40 | -- |
| 15 | Total sale BUA permissible in-situ | 7444.34 | 1226.16 | 8670.50 |
| 16 | Rehab BUA proposed to be transferred from Clubbing scheme of Sanjaay Nagar | 310.99 | -- | 310.99 |
| 17 | Total Rehab BUA proposed(8+16) | 5699.60 | -- | 5699.60 |
| 18 | Sale BUA transferred to Clubbing scheme of Sanjaay Nagar | 310.99 | -- | 310.99 |
| 19 | Sale BUA Proposed in situ (15 – 18) | 7133.35 | 1226.16 | 8359.51 |
| 20 | Total BUA proposed to be consumed on plot | 12832.95 | 1226.16 | 14059.11 |
| 21 | FSI in-situ | 3.605 | 2.40 | -- |
| 22 | TDR / BUA in lieu of buildable reservation | -- | 197.97 | 197.97 |
| 23 | No. of slum dwellers to be accommodated | | -- | |
| | Residential | 194 Nos. | | 194 Nos. |
| | Commercial | 19 Nos. | | 19 Nos. |
| | R/C | 07 Nos. | | 07 Nos. |
| 24 | Provisional tenements | | -- | |
| | Residential | 10 Nos. | | 10 Nos. |
| | Commercial | 02 Nos. | | 02 Nos. |
| | R/C | 03 Nos. | | 03 Nos. |
| | Mandir | 01 No. | | 01 No. |
| 25 | Amenities | | -- | |
| | Balwadi | 01 | | 01 |

| | | | | |
|----|-----------------------|----|----|----|
| | Welfare Hall | 01 | | 01 |
| | Society Office | 03 | | 03 |
| | Additional Amenity-I | 01 | | 01 |
| | Additional Amenity-II | 01 | | 01 |
| 26 | Clubbing PAP | 10 | -- | 10 |

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,

Sd-

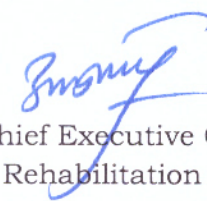
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved clubbing LOI)

Copy to:

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

Yours faithfully,

for 
Chief Executive Officer
Slum Rehabilitation Authority