



SLUM REHABILITATION AUTHORITY

No. : **SRA/ENG/1265/RC/PL & STGL/LOI**

Date:

22 SEP 2022

1. **Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants.
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. **Developer** : M/s. Seven Star Developer.
1st floor, Munshi Paperwala compound,
M.G. Road, Borivali (E)
Mumbai – 400 066.
3. **Society** : Seven Star CHS Ltd.

Sub.: Revised LOI for S.R. Scheme on plot bearing F.P. No. 15 & 16 (pt.)
TPS-II, (CTS No. 65, 66, 66/1 to 12, 67, 67/1 to 24, 68, 68/1 to 6 of
village Kanheri at Borivali (East), Mumbai as per regulation 30,
33(10), 33(19) of DCPR-2034.

Ref. : SRA/ENG/1265/RC/PL & STGL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, 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/1265/RC/PL & STGL/LOI dtd. 04/05/17 & 29/07/20 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 2 : 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 salient features of the scheme are as under:

Sr. No	Particulars	Area in Sq.mt.		
		Slum	Non-Slum reg. 33(19)	Total
1	Plot Area	1695.00	395.00	2090.00
	Less : Road Setback	155.50	235.30	390.80
2	Balance plot area	1539.50	159.70	1699.20
3	5% Amenity open space	--	--	--
4	Net plot area	1539.50	159.70	1699.20
5	Addition for FSI Road Setback	155.50	235.30	390.80
6	Plot Area for FSI under reg. 33(19)	1695.00	395.00	2090.00
7	Permissible FSI on plot	4 or upto sanctioned FSI	4.00	--
8	BUA permissible on plot	--	1580.00	--
9	Additional 50% FSI as per Reg. 30 (50% of 159.70)	--	79.85	79.85
10	Admissible TDR (90% of 159.70)	--	143.73	143.73
11	FSI available against road setback	--	95.82	95.82
12	Additional FSI under reg. 33(19)	--	1100.90	1100.90
13	Rehabilitation BUA	3310.47	--	3310.47
14	Areas of Amenities & Passages	878.01	--	878.01
15	Rehab Component	4188.48	--	4188.48
16	Permissible Sale Component (Incentive 1.10)	4607.33	1580.00	6187.33
17	Total BUA permitted for project	7917.80	1580.00	9497.80
18	FSI sanctioned for project	4.68	4.00	--
19	BUA permissible for sale on plot.	4607.33	1580.00	6187.33
20	Total BUA proposed to be consumed on plot.	7917.80	1580.00	9497.80
21	TDR generated	--	231.05	231.05
22	No. of eligible t/s to be Rehabilitated		--	
	Residential	32		32
	Commercial	23		23
	Balwadi	01		01
	Welfare Center	01		01
	Fitness center	01		01
	Library	01		01
	Society Office	01		01
23	Provisional PAP	Nil	--	Nil
24	PAP	51	--	51
25	PAP to be handed over to MCGM	06	--	06

Additional Conditions:-

1. That you shall submit revised E.E. (T&C) remarks / Remarks from Consultant as per EoDB circular for parking layout before further C.C. to the building under reference.
2. That you shall submit revised E.E. (M&E) remarks / Remarks from Consultant as per EoDB circular for Artificial Light & Ventilation before further C.C. to the building under reference.
3. That you shall submit revised CFO NOC before further C.C. to the building under reference.
4. The Amenity Tenements as mentioned in salient features condition shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over/Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity to be handed over to
1	Balwadi	The women and child Welfare Department, Government of Maharashtra.
2	Society office	The slum dwellers society.
3	Welfare Centre	The slum dwellers society.
4	Library	The slum dwellers society.
5	Fitness center	The slum dwellers society.

If applicant Society/Developer/L.S. are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

-sd-
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Commissioner, "R/C" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no. 37.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.

for *Signature*
Chief Executive Officer
Slum Rehabilitation Authority