

## SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/976/HE/PL/LOI

Date: **3 DEC 2021**

1. **Lic. Surveyor** : Shri. Manishkumar V. Bagasariya  
of M/s. Jiyan Consultancy LLP  
802, 8<sup>th</sup> floor, Shiva Mudra CHSL,  
Nanda Patkar Road, Vile parle (East)  
Mumbai- 400 057.
2. **Developer** : M/s. Satyam Developers.  
3<sup>rd</sup> floor, Swaroop Arcade, Sahar road,  
Opp. Godfrey Philips Factory,  
Andheri ( East), Mumbai 400 099.
3. **Society** : "Gurukrupa Rahiwasi seva Sangh Co.Op.  
Hsg. Soc. Ltd."  
Datta Mandir Road, Vakola, Santacruz (E)  
Mumbai- 400 055.

Sub: Revised LOI for S. R. Scheme U/Reg. 33(10) of Appendix IV of DCR-1991 on property bearing C.T.S. No. 461, 462B & D of Village Kolekalyan, Vakola, Santacruz (E), Mumbai- 400 055, for "Gurukripa Rahiwasi Seva Sangh SRA CHS (Ltd)".

**Ref:** SRA/ENG/976/HE/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 19/11/2009 this office is pleased to issue 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/976/HE/PL/LOI dtd. 19/11/2009 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

**Condition No. 13:** 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 scheme parameters Annexed herewith.




**The salient features of the scheme are as under:**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Area In sq.mt.</b>
1.	Plot area	897.00
2.	Less : i.) 9.15 mt. wide D.P. road	79.20
3.	Balance Plot Area	817.80
4.	Deductible 15% R.G.	--
5.	Net plot area	817.80
6.	Add: i.) 9.15 mt. wide D.P. road	79.20
7.	Plot area for FSI	897.00
8.	Permissible FSI on Plot	3.00
9.	BUA permissible on plot	2691.00
10.	Rehabilitation BUA	1194.18
11.	Areas of Amenities including common passage	330.47
12.	Rehabilitation Component	1524.65
13.	Sale Component	1524.65
14.	Total BUA sanctioned for project	2718.83
15.	Sanctioned FSI	3.03
16.	BUA permissible for sale on plot	1496.82
17.	Total BUA proposed to be consumed on plot	2691.00
18.	FSI in-situ	3.00
19.	TDR Generated	27.83
20.	No. of eligible t/s Residential = 26 Commercial = 08 R/C = 01	35
21.	Provisional PAP Residential = 04	04
22.	PAP tenements	05
23.	Amenities: Balwadi = 01 Welfare Center = 01 Society Office = 01	03
24.	Road setback area to be handed over to MCGM	79.20
25.	BUA of Buildable reservation of RM	149.18

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

  
Deputy Chief Engineer  
Slum Rehabilitation Authority

**Copy to:**

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



Deputy Chief Engineer  
Slum Rehabilitation Authority