



**SLUM REHABILITATION AUTHORITY**

No.: SRA/ENG/203/KE/MHL/LOI

Date: **21 OCT 2022**

1. **Lic. Surveyor:** Shri. Manishkumar V. Bagsariya  
M/s. Jiyani Consultancy LLP,  
802, 8<sup>th</sup> floor, Shiva Mudra CHSL,  
Nanda patkar Road, Vile parle (E)  
Mumbai- 400 057.
2. **Developer:** M/s. Sai Shakti Developers & Builders Pvt. Ltd.,  
Hotel Solitaire, New Sanjay Nagar, Parsiwada,  
Sahar Road, Chakala, Andheri (E),  
Mumbai- 400 099.
3. **Society:** "New Sanjay Nagar (SRA) C.H.S Ltd."

**Sub:- S.R. Scheme-1:** 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."

**Clubbing with**

**S.R. Scheme-2:** 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."

**Ref :** SRA/ENG/203/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 01/06/2021 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/203/KE/MHL/LOI dtd. 01/06/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under



**Condition No. 20:-** 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, eligibility etc. the parameters shall be got revised from time to time.

Sr. No	Description	Now Proposed
1	Area of plot	2071.30
2	Deduction:	
	a) Set Back	140.79
	b) Area against D.P. R.G. Reservation	416.21
3	Net plot area	1514.30
4	Addition for FSI purposes	
	a) Set back	140.79
	b) Area against D.P. R.G. Reservation	416.21
5	Area of plot for computation of FSI	2071.30
6	FSI Permissible in-situ	4 or upto Sanctioned FSI
7	Built up area permitted on the plot	--
8	Rehabilitation BUA	1933.31
9	Areas of Amenities including common passage	382.67
10	Rehabilitation component	2315.98
11	Permissible Sale Component	2315.98
12	Total built up area permissible for scheme	4249.29
13	Permissible FSI for the scheme	2.05
14	Rehab BUA proposed to be transferred to Clubbing scheme of Andheri Chhaya SRA CHS	319.94
15	Rehab BUA proposed	1613.37
16	Sale BUA transferred from Clubbing scheme of Andheri Chhaya SRA CHS to S.R. Scheme under reference	310.99
17	Sale BUA Proposed in situ	2626.97
18	Total BUA proposed to be consumed on plot	4240.34
19	FSI in-situ	2.05
20	TDR generated	Nil
21	No. of slum dwellers to be accommodated	75
	Residential: 50	
	Commercial: 25	
22	Provisional PAP	01
23	PAP	Nil

**Additional Conditions:-**

1. That you shall pay premium as unearned income at the rate of 40% of sale interchanged BUA before IOA.

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 DCPR-2034 of Regulation No. 33(10) in the office of the undersigned

Yours faithfully,

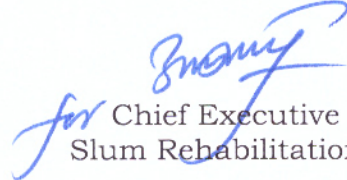
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

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

  
for Chief Executive Officer  
Slum Rehabilitation Authority