



## SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0232/20180327/LOI

Date: **31 MAR 2022**

1. **Architect:** Shri. Manishkumar V. Bagsariya.  
of M/s. Jiyani Consultancy LLP  
802, 8th Floor, Shiva Mudra CHSL,  
Nanda Patkar Road, Vile Parle (East),  
Mumbai- 57.
  2. **Developer** : M/s. Shiv Shruti Developers LLP  
G-B, Shiv Chhaya CHS Ltd., Sir M.V. Road,  
Andheri (East), Mumbai- 400 069.
  3. **Society** : Shyamnagarcha Raja Shri Ganesh CHS(Prop.)  
Village Majas -III, at Jogeshwari (East),  
Mumbai in K/East ward
- Subject :** S.R. Scheme under regulation 33(10) & 30 of DCPR 2034 on property bearing C.T.S. No. 68 (Old C.T.S. No. 68, 68/1 to 20), 69 & 72 (Old C.T.S. No. 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17) of Village Majas, Andheri (E), at Jogeshwari (East), Mumbai in K/East ward.
- Ref. :** KE/PVT/0232/20180327/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 22/12/2021 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 KE/PVT/0232/20180327/LOI dtd. 22/12/2021 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, eligibility etc. the parameters shall be got revised from time to time.



Sr. No.	Particulars	Now Proposed		
		Slum (Sq.mt)	Non-Slum (Sq.mt)	Total (Sq.mt)
1.	Plot area	3062.75	155.05	3217.80
2.	Less : i.) Setback/DP Road/ Reservation	--	--	--
3.	Balance Plot Area	3062.75	155.05	3217.80
4.	5% Amenity Open Space	---	---	---
5.	Net plot area	3062.75	155.05	3217.80
6.	Plot area for FSI	3062.75	155.05	3217.80
7.	Permissible FSI on Plot (Road width more than 13.00 mt.)	4 or upto Sanctioned	1.00	---
8.	Additional 50% FSI as per Reg. 30 table 12 sr. no. II (iii)	---	77.52	77.52
9.	FSI credit available by TDR as per Reg. 30 table 12 sr. no. II (iii)	---	139.54	139.54
10.	Rehabilitation BUA	7150.97	---	7150.97
11.	Areas of Amenities including common passage	4636.56	---	4636.56
12.	Rehabilitation Component	11787.53	---	11787.53
13.	Sale Component (Incentive 1.10)	12966.28	372.11	13338.39
14.	Total BUA permitted for project	20117.25	372.11	20489.36
15.	Total FSI permitted for project	6.57	2.40	---
16.	BUA permissible for Sale on plot	12966.28	372.11	13338.39
17.	Total BUA proposed to be consumed on plot.	20117.25	372.11	20489.36
18.	FSI in-situ	6.57	2.40	---
19.	TDR generated in the Scheme	Nil	---	Nil
20.	No. of Tenements to be Rehabilitated		--	
	a. Residential	147		147
	b. Commercial	07		07
	c. Balwadi	01		01
	d. Welfare Center	01		01
	e. Library	01		01
	f. Health Center	01		01
	g. Society office	02		02
21.	Provisional PAP		--	
	a. Residential	02		02
	b. Commercial	03		03
22.	PAP	45	--	45

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) & 30 in the office of the undersigned.

Yours faithfully,

*Sd/-*

Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved Revised 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