



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2068/KE/ML/LOI

Date:

- 5 JUL 2022

1. **Licensed Surveyor:** **Shri R. R. Khandeparkar of**
M/s. V. S. Vaidya & Associates
437, Hind Rajasthan Bldg.,
D.P. Road, Dadar, (E), Mumbai -40014.
2. **Developer** : **M/s. Srushti Raj Developers LLP**
Reg. Office - 4th floor, Viraj Tower
Western Express Highway,
Near WEH Metro Station,
Andheri East, Mumbai- 400 093.
3. **Society** : **Shiv Shakti CHS (prop).**
Prem Nagar Jai Hind SRA CHS (Prop.)

Sub: Revised LOI under Reg.33 (10) of DCPR-2034 of approved S. R. Scheme for "**Shiv Shakti SRA CHS (Prop.)**" located on plot bearing C.T.S. Nos. 139 (pt), 139(1) to 139(82), 139(83) to 139(135) 139(136) to 139(142), 139(143) to 139(223), 139(225)(pt.), 139(226), 139(228)(pt.), 139(376) to 139(379), 139(390), 139(655) to 139(657), 140(pt), 140(1) to 140(3), 140(4)(pt.), 140(5)(pt.), 140(13), 140(14), 140(15)(pt.), 140(16)(pt.), 140(17)(pt.), 140(18) to 140(26), 140(27)(pt.), 140(28)(pt.), 140(29)(pt.), 140(30), 140(31)(pt.), 140(32), 140(43) to 140(60), 140(61)(pt.), 140(62)(pt.), 140(63), 140(64)(pt) of village Majas Tal. Andheri, Prem Nagar, **amalgamated with** adjoining S. R. scheme for "**Prem Nagar Jai Hind SRA CHS (Prop.)**" located on plot bearing C.T.S. Nos. 139 (pt), 139/224 to 238, 139/239(pt), 139/243 to 244, 139/251 to 275 & 139/303, 139/304(pt), 139/305(pt), 139/306, 139/307(pt) & 139/308(pt) of village Majas, tal. Andheri, Jogeshwari (East), Mumbai 400060.

Ref: SRA/ENG/2068/KE/ML/LOI

Gentleman,

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.

1. That all relevant the conditions of LOI u/no. SRA/ENG/2068/KE/ML/LOI dated 13.12.2019 and 19.03.2021 shall continue and shall be complied at appropriate stages.

2. This Letter of Intent is issued on the basis of plot area certified by the Architect/L.S. and the Annexure – II issued by Competent Authority and other relevant documents.
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 salient features of the scheme are as under:

Sr. No.	Particulars.	Parameters
1.	Total area of plot considered in the Scheme.	8314.48
2.	Existing Janata Colony Road Proposed to be widened to 18.30 mts width	542.97
3.	Proposed 13.40 mts wide D.P. Road (Sanctioned DP)	1013.96
4.	Proposed 13.40 mts wide D.P. Road (Under EP)	53.82
5.	Net plot area (=1-2-3-4 above)	6703.72
6.	Deduction for Amenity as per Reg. 14(A)	117.31
7.	Net Area of Plot (= 5 above)	6703.72
8.	Net plot area for density calculations	6703.72
9.	Total plot area for FSI purpose	6703.72
10.	Rehab BUA to be sanctioned	15840.32
11.	Rehab Component to be sanctioned	21849.21
12.	Incentive factor	1.05
13.	Permissible Sale Component in the Scheme.	22941.67
14.	Total BUA of the Scheme.	38781.99
15.	Total sanctioned FSI of the Scheme.	4.59
16.	Rehab BUA proposed in-situ	15840.32
17.	Sale BUA proposed in situ	22941.67
18.	Existing tenements	
	Rehab Resi-.	295
	Prov. Resi. PAP T/s	144
	Rehab R/C -	-
	Rehab Commercial	18
	Prov. Comm. PAP T/s	13
	existing amenity	02
19.	Amenity tenements	
	Balwadi	02
	Welfare Centre	02
	Additional Amenity -1	02
	Additional Amenity-2	02
	Society office	05
	Community HALL	01

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4. That you shall hand over Amenity space area adm. 117.31 Sq. Mts as required under Reg. 14A of DCPR -2034 to MCGM Or Pay premium as per provisions of Transitional policy (T-5) issued by MCGM before asking for C.C. to BUA equivalent to Amenity space area.
5. That you shall submit the MOEF NOC before carrying out work beyond 20000 Sq.mts.
6. That you shall submit the Civil Aviation NOC before issue of Further CC to the buildings in the scheme.
7. That you shall handover the Setback area of existing road and area of proposed D.P. Road area to MCGM and transfer it in name of MCGM in revenue records before asking for CC for the last 25% of Sale BUA.
8. That you shall submit the CFO NOC for Rehab and Sale of the building before granting C.C.

If applicant Society/Developer/Architect/L. S. are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with Regulations of 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 the Revised LOI)

Copy to:

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

for *[Signature]*
Chief Executive Officer
Slum Rehabilitation Authority