



## SLUM REHABILITATION AUTHORITY

27 APR 2022

SRA/ENG/2652/RS/ML/STGL/LOI

SRA/ENG/2316/RS/ML/LOI

SRA/ENG/2265/RS/ML/LOI

Date:

- 1. Architect** Shri. Rahul Kamathi of M/s. Rahul Kamathi  
Architects & Interior Designers  
Ruparel iris, level 1& 2, Senapati Bapat Marg,  
Matunga Road (West), Mumbai 400 016.
- 2. Developer** M/s. Shree Siddhivinayak Infrastructure & Realty  
Joint Venture with M/s. Shreeji Construction.  
Ruparel iris, level 1& 2, Senapati Bapat Marg,  
Matunga Road (West), Mumbai 400 016.

**Subject :** Proposed amalgamation of portion of Janta Kalyankari SRA CHS which was kept in abeyance in the already approved ongoing Slum Rehabilitation Scheme under Janta Kalyankari SRA CHS as at page C/1 to C/3. (which was kept in abeyance as per AGRC order dtd. 14/02/2020.) on land bearing C.T.S. Nos. 717(pt), 718(pt), 735, 745(pt), 747(pt), 748(pt), 751(pt), 752, 753 & 795 of village Kandivali for Jai Bhavani Seva Sangh SRA CHS, Shree Sai Krupa SRA CHS, Shree Bajarang SRA CHS, Sainath SRA CHS and Janata Kalyankari SRA CHS in R/S ward of MCGM.

amalgamated with

Shree Sai Shraddha SRA C.H.S. (Prop) on land bearing C.T.S. Nos. 732, 733 and 734 & Non-slum plot bearing CTS No. 797/A of Village Kandivali in R/S ward of MCGM.

**Ref. :** SRA/ENG/2652/RS/ML/STGL/LOI  
SRA/ENG/2316/RS/ML/LOI  
SRA/ENG/2265/RS/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. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure – II issued by Competent Authority and other relevant documents.



2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/2316/RS/ML/LOI dtd. 19/03/2016 and SRA/ENG/2652/RS/ML/LOI dtd. 20/01/2017 and Revised LOI 28/07/2017, 16/02/2018 & 07/06/2018 and LOI u/No. SRA/ENG/2265/RS/ML/LOI dtd. 26/09/2014 & 17/08/2021 all the Conditions mentioned in earlier LOI shall be complied with.

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.

**Revised Parameters:**

Sr No.	Particulars	As per proposed Revised LOI (in Sq.mt)		
		Slum (in Sq.mt.)	Non Slum (in Sq.mt.)	Total (in Sq.mt.)
1.	Plot area	16123.79	131.20	16254.99
2.	Less :			
	i.)Setback/D.P. Road	3059.28	-	3059.28
	ii.) Municipal Dispensary (carved out)	60.00	Nil	60.00
3.	Total	3119.28	-	3119.28
4.	Balance Plot Area	13004.51	131.20	13135.71
5.	Deduction for 15% R.G.	Nil	Nil	Nil
6.	Deduction for amenity plot as per Reg.14	280.15	6.56	286.71
	Net plot area	12724.36	124.64	12849.00
7.	Addition:			
	i.)Setback/D.P. Road	3059.28		3059.28
8.	Any reservation (Municipal dispensary)	60.00	-	60.00
9.	Plot area for FSI	15843.64	124.64	15968.28
10.	Permissible FSI on Plot	4.00/Sanctioned FSI whichever is higher	2.20	--
11.	Permissible BUA	63374.56	274.21	63648.77
12.	Rehabilitation BUA	27000.03	--	27000.03
13.	Rehabilitation Component	36241.11	--	36241.11
14.	Sale Comp.	36241.11	--	36241.11
15.	TDR released	940.00	--	940.00
16.	Sale Comp after release of TDR	35301.11	--	35301.11
17.	Sale Comp. (Incentive 1.20)	42361.33	274.21	42635.54
18.	Total BUA sanctioned for project	69361.36	274.21	69635.57
19.	Total FSI consumed on plot	4.30	2.09	--
20.	BUA permissible for Sale on plot	42361.33	274.21	42635.54
21.	Total BUA proposed to be consumed on plot	42361.33	274.21	42635.54
22.	FSI in-situ	4.30	2.09	--
23.	No. of Tenements to be Rehabilitated			
	a. Residential		753	
	b. R/C		07	
	c. Commercial		77	
	d. Existing Amenity (School)		01	
	e. Religious Structure		01	
	f. Balwadi		05	
	g. Welfare Center		05	

	h. Yuva Kendra	04
	i. Library	04
	j. Society office	07
	k. Community Hall	01
	l. PAP	33
24.	Total (839 + 33).	872

4. That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
5. That the developer shall submit the certified Annexure-II for Non Eligible tenements as provisional PAP's before asking OCC Sale Bldg.
6. That you shall submit plot boundary demarcation from CTSO in due course of time.
7. In the event, if any changes are observed in revised scrutiny sheet, Revised LOI shall be taken to that effect.

Yours faithfully,

*-sd-*

Chief Executive Officer  
Slum Rehabilitation Authority

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

Copy to:

1. Society
2. Collector Mumbai Suburban District.
3. A. C., 'R/S' Ward, M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish Revised LOI on SRA website.

*for* *Zunup*  
Chief Executive Officer  
Slum Rehabilitation Authority