



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/951/FN/PL/LOI

Date: **12/7 OCT 2022**

- 1. Architect :** Shri. Samar Raut of M/s. Vision
51/2419, Ground floor,
Bandra Nishigandha CHS Ltd.
Gandhi Nagar Opp. MIG Club,
Bandra (E), Mumbai - 400 051.
- 2. Developer :** M/s. Sanghvi Premises Pvt. Ltd.
1st Floor, Veetraj Chambers,
46, C.P. Street, Fort,
Mumbai - 400 001.
- 3. Society :** "Shiv Ganesh Wadala SRA CHS Ltd."
plot bearing New C.S. Nos. 69, 2/75 & 2A/75,
68 (pt) & Old C.S. no. 68 (pt), 69, 70, 71,
1/71, 72, 73, 74, 2A/75, 2/75 (pt), 76, 77 &
78 of Matunga division off Shaikh Mistry
Road F/N ward.

Sub: Proposed continuation amended LOI on plot bearing New C.S. Nos. 69, 2/75 & 2A/75, 68 (pt) & old C.S. no. 68 (pt), 69, 70, 71, 1/71, 72, 73, 74, 2A/75, 2/75 (pt), 76, 77 & 78 of Matunga division, F/N Ward Mumbai for "Shiv Ganesh Wadala SRA CHS Ltd".

Ref: SRA/ ENG/951/FN/PL/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)** for grant of 3.07 FSI (Three point zero seven FSI) for slum portion in accordance with DC regulation no. 33(10) of DCR 1991 & grant of 2.70 FSI (Two point seven zero) for non-slum portion in accordance with regulation 30 (C) (a) read with 30 (A) (1) Table 12 of DCPR 2034 out of which maximum FSI of 3.00 for slum portion & 2.47 for non-slum portion is allowed to be consumed on the plot subject to the following condition.

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It stands modified for the above scheme with respect to the conditions here in below of earlier LOI dtd. 29.6.2005 and continuation LOI dtd. 8.2.2011, 20.03.2017 & 14.08.2019.

9. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features Annexed herewith.

The salient features of the scheme are as under :-

Sr.No	Description	As per proposed Plan					Total
		Slum Plot Area in Sq.mts	Non Slum plot (as per DCPR 2034) Area in Sq.mts				
1	Gross Plot Area	1254.94	1679.66				2934.60
2	Deductions for	--	--				--
	Road setback	--	438.93				--
3	Balance plot area	1254.94	1240.73				2495.67
4	Deduct 15% R. G. on prorate basis	--	--				--
5	Net plot area	1254.94	1240.73				2495.67
6	Add (100% of balance plot) for FSI purpose	--	--				--
7	Plot area for FSI	1254.94	1240.73				2495.67
8	FSI permissible on plot	3.00	1.33 (Zonal FSI)	0.73 Addi. FSI by premi.	0.64 (TDR to be purchased)	0.675 (Road TDR)	--
			2.70				--
9.	BUA permissible on plot	3764.82	1650.17	905.73	794.07	837.49 (Max. 2.70 x 1.25)	7952.28
10	Floor space index credit available by developer rights	--	--	--	--	--	--
10a	Slum TDR @ 20% of net plot	--	--	--	248.15	--	--
10b	General TDR	--	--	--	286.085	--	286.085
10c	Road setback	--	--	--	259.835	837.49	1097.325
	Total BUA permissible on plot	3764.82	1650.17	905.73	794.07	837.49	7952.28
11.	Rehabilitation BUA	1971.58	--	--	--	--	1971.58
12.	Areas of Amenities	530.63	--	--	--	--	530.63
13.	Total Rehabilitation Component	2502.21	--	--	--	--	2502.21
14.	Sale Component Permissible (13 x 0.75)	1876.66	--	--	--	--	1876.66
15.	Total BUA sanctioned for the project	3848.24	1650.17	905.73	794.07	837.49	8035.70
16.	Total FSI sanctioned for the project	3.07	2.70			0.675	--
17a	Slum TDR @ 20% of net plot to be purchased	--	--	--	248.15 (Consumed)	--	--
17b	General TDR	--	--	--	6.435 TDR to be purchased	--	--
17c	Road setback	--	--	--	259.835	837.49	1097.325
18	Total BUA proposed for sale	1793.24	1650.17	905.73	514.42	837.49	5701.75
19.	Total BUA proposed in situ (rehab+ sale)	3764.82	1650.17	905.73	514.42	837.49	7672.63
20.	FSI proposed insitu	3.00	2.47			0.675	--
21.	No. of eligible Rehab tenements i)Rehab Resi 87 nos. ii) Amenity 02 nos.	87 T/s.	--				87 T/s.
22.	Reservation to be handed over to M.C.G.M.- Setback	--	438.93				438.93
23.	TDR generated	83.42 (Spillover)	Nil				83.42 (Spillover)

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42. That you shall submit revised CFO NOC of composite building before Further CC to composite building.
60. That you shall submit the revised E.E. (T & C) MCGM NOC before further C.C. to the sale wing of building u/ref.
88. Deleted.

The following are additional conditions in continuation to the earlier approved LOI dtd. 29.6.2005, 8.2.2011, 20.03.2017 & 14.08.2019.

90. That you shall submit revised RCC drawings, design and calculations for the composite building along with parking tower, fitness center and terrace garden etc. before approval of plans.
91. That you shall submit revised NOC from Metro Project Implementation Unit MMRDA for proposed building affected by the influence zone of monorail.
92. That you shall submit NOC from electric supply company for additional meter room proposed in composite building u/ref.
93. That you shall handover the fitness center to the society of sale flat purchasers free of cost.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 and DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

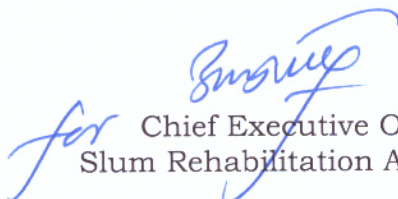
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Deputy Chief Engineer, Development Plan, M.C.G.M.
2. H.E. of MCGM.
3. Deputy Collector (SRA)
✓ 4. I.T. Section (SRA).


for Chief Executive Officer
Slum Rehabilitation Authority