



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1375/RS/PL/LOI

Date:

- 4 APR 2022

1. **Licensed Surveyor** : Shri. Santosh Zirmute of
M/s Arch View Associates,
Flat No.46/2249, Suprabhat CHS,
Gandhi Nagar, Near MHADA Office,
Bandra (E), Mumbai – 400 051.
2. **Developer** : M/s. Shreeji Construction.
6th floor, Shah Trade Centre,
Rani Sati Marg,
Near Western Express Highway,
Mumbai :- 400 097.
3. **Society** : “Shri Vighnaharta Ambewadi SRA CHS (Ltd)”.

Sub.: Issue of revised LOI for the S.R. Scheme under reg. 33(10), 30(A) & 33(19) of DCPR-2034 on plot bearing CTS No. 300A, 300B/2 (Earlier Known as 300B (pt.)), 300C, 301-A, 301-A/1 to 35, 302, 302/1 to 8 of Village Poisar, Kandivali (West), Mumbai-400 067 for “Shri Vighnaharta Ambewadi SRA CHS (Ltd)”.

Ref. : SRA/ENG/1375/RS/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme, and on basis of documents submitted by applicant and in continuation to earlier LOI dated 18/01/2020, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the conditions of LOI u/no. SRA/ENG/1375/RS/PL/LOI dated 18/01/2020 shall be complied.
2. 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.	Description	SLUM PLOT (Area in sq.mt.)	NON-SLUM PLOT (Area in sq.mt.)		TOTAL
			Reg. 30	Reg. 33(19)	
1	Plot area of the scheme	3991.96	1351.00	273.00	5615.96
2	Deduction for Road Setback	1628.71	302.86	Nil	1931.57
3	Net area of plot for computation of T/S density.	2363.25	1048.14	273.00	3684.39
4	Addition for FSI	1628.71	-	-	1628.71
5	Total Plot Area for FSI Purpose	3991.96	1048.14	273.00	5313.10
6	Maximum Permissible FSI on plot.	4.00 OR upto sanctioned FSI.	2.50 (Zonal-1.00 + TDR-1.00 + 0.5 premium)	5.00 (Zonal-1.00 + TDR-1.00 + 0.5 premium + 2.5 as per Reg. 33(19) by charging premium)	
7	Maximum Permissible BUA in situ	15967.84 or More	2620.35	1365.00	
8	Rehab BUA	7805.75	--	--	7801.10
9	Rehab passages & Amenity Area	2794.81	--	--	2794.81
10	Rehab Component (8 + 9)	10600.56	--	--	10600.56
11	Sale Component (10 x Incentive as per Ratio of LR/RC =1.10)	11660.61	--	--	11660.61
12	BUA as per Zonal FSI (1.00)	--	1048.14	273.00	1321.14
13	Additional FSI on payment of premium as per Reg. 30(A) (0.50)	--	524.07	136.50	660.57
14	Admissible TDR as per Reg. 30(A) (1.00)	--	1048.14	273.00	1321.14
15	BUA permissible as per Reg.33(19) i.e. (2.50) by	--	--	682.50	682.50

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	charging premium				
16	BUA Permissible against Road setback as per Reg. 32(4) (302.86 x 2)	--	605.72	--	605.72
17	Total BUA sanctioned for the project (8+11) -Slum & (12 to 16)- Non Slum	19466.36	3226.07	1365.00	24057.43
18	Total FSI sanctioned for the project (17/5)	4.876	3.077	5.00	
19	Sale BUA permissible in-situ (17-8)	11660.61	3226.07	1365.00	16251.68
20	TDR generated in the scheme	Nil	Nil	Nil	
21	No. of Rehab t/s. to be accommodated <ul style="list-style-type: none"> • Rehab Residential • Rehab Commercial • Residential cum commercial 	218 Nos. 11 Nos. 02 Nos.			218 Nos. 11 Nos. 02 Nos.
22	Provisional PAP tenements as against non-eligible tenements <ul style="list-style-type: none"> • Residential • Commercial 	12 Nos. 01 Nos.			12 Nos. 01 Nos.
23	Amenities : <ul style="list-style-type: none"> • Balwadi • Welfare Hall • Society Office • Library • Yuva Kendra • Community Hall 	01 No. 01 No. 02 Nos. 01 No. 01 No. 01 No.			01 No. 01 No. 02 Nos. 01 No. 01 No. 01 No.
24.	Area of non-buildable reservation Setback of D.P. Roads	1628.71	302.86	--	1931.57

3. That you shall handed over balance tenements after finalization of eligibility from competent authority to Estate Manger (SRA) as PAP tenements before asking OCC rehab bldg.
4. That you shall submit fresh P.R. card of the interchanging CTS No. 298 (pt.) admeasuring 45.80 sq. mtr. in the name of Developer M/s. Shreeji Construction before OCC of rehab building.
5. That you shall submit NOC from CFO before further CC to the rehab building.

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6. That you shall submit road demarcation of the realigned 13.40 mtr wide proposed D.P. road before granting further CC to the sale building.
7. That you shall utilized purchase admissible TDR and pay premium against 0.50 BUA & 2.50 FSI as per Reg. 33(19) before granting amended plans to the sale Building.

If applicant Society/Developer/L.S. are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

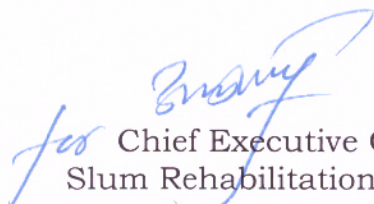

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/S" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this LOI on SRA website.

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Chief Executive Officer
Slum Rehabilitation Authority