



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/131/FS/ML /LOI

Date:

26 AUG 2021

1. **Architect:** Shri. Santosh Zirmute of M/s. Arch View Associates.
Bldg. No 46/2249, Suprabhat CHS, Gandhi Nagar,
Near MHADA office, Bandra (E), Mumbai -51
2. **Developer** : M/s. Grace Shelters
3. **Society** : "Morachiwadi Kailaswasi Mohan Naik SRA CHS Ltd".

Sub.: Revised LOI Parameters only for the S.R. Scheme on plot bearing C.S. Nos. 108(pt.), 109(pt.), 112 (pt.), 238 (pt.), 251 (pt.), 252 (pt.), 256 (pt.), 261 (pt.), 262 (pt.), 263 (pt.), 267 (pt.) & 718 (pt.) of Dadar Naigaon Division at G. D. Ambekar Marg, Dadar, Mumbai.

Ref.: SRA/ENG/131/FS/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 only revised parameters in the form of this **Letter of Intent (LOI)** subject to the following conditions.

1. All the conditions of the earlier LOI dated 26/02/2014 remains valid shall complied except the revised scheme parameters mentioned below.

The salient features of the scheme are as under:

Sr. No	Description	As per LOI dtd. 15.12.2014 Area in sq.mt.	Proposed area in sq. mt.
1	Total area of plot	8061.41	8061.41
2	Deduction for -	553.90	553.90
	i) Road set back (12.2 mt wide Layout road)		
	ii) P.G. Reservation	721.95	721.95
	iii) Municipal Staff Quarters	1143.81	1143.81
	iv) Road Depot	54.99	54.99
	Total Deduction	2474.65	2474.65

SRA/ENG/131/FS/ML/LOI

3	Net Area of Plot (1-2)	5586.76	5586.76
4	Addition for FSI purpose	553.90	553.90
	i) Road set back (12.2 mt wide Layout road)		
	ii) P.G. Reservation	721.95	721.95
	iii) Municipal Staff Quarters	1143.81	1143.81
	iv) Road Depot	54.99	54.99
5	Total Plot area for FSI purpose	8061.41	8061.41
6	Max BUA sanction for Scheme permissible (19457.47	19457.47
7	Rehab built-up area	10186.82	10186.82
8	Passage & Amenity BUA	2174.05	2174.05
9	Rehab Component (7 + 8)	12360.87	12360.87
10	Sale Component permissible (10*0.75)	9270.65	9270.65
11	Total BUA sanctioned for project (7 +10)	19457.47	19457.47
12	Total FSI sanctioned for Project (11/5)	2.413	2.413
13	TDR generated in the scheme if any	-	-
14	Equivalent Sale Area recieved from M/East ward (as Kept in abeyance) against for Construction of MSQ, 8 PAP'S & Development of PG & till Handing over same including RD & Road set back area to MCGM of F/South ward	-	750
15	Total Sale BUA (10+14)	-	10020.65
16	Eligible slum dwellers.	333	333
17	No. of PAP's generated in the SR Scheme	24	8

2. Equivalent Sale Area received from M/East ward to F/south ward which is kept in abeyance shall be released only after compliance of construction admeasuring 750 Sq. Mtr of MSQ, Development of PG & Handing over the same to MCGM as well as road set back & Road depot & compliance of balance LOI condition, IOA & CC condition of Sale building o. 4 & layout conditions in SR Scheme in F/south ward.

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

Yours faithfully,

sd/

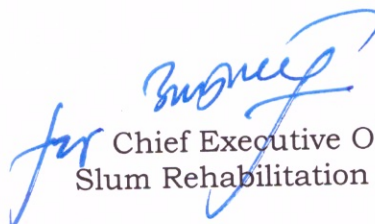
Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) approved the revised parameters

SRA/ENG/131/FS/ML/LOI

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "F/S" Ward, M.C.G.M.
4. Dy. Collector of (Enc & Rem) F/S.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
7. H.E. of MCGM.
8. ✓ I.T. Section (SRA), to publish this LOI on SRA website.
9. Executive Engineer (SRA) "M/E" Ward
10. Bhimwadi SRA CHS (Prop.)
11. Reliable Realtors
12. Shri. Vishwas Satodia (Architect)


for Chief Executive Officer
Slum Rehabilitation Authority