



## SLUM REHABILITATION AUTHORITY

No: SRA/ENG/1225/KE/PL/LOI

Date: **- 8 APR 2022**

1. **Architect** : Shri. Shantanoo Rane Of M/s. Shantanoo Rane & Associates, 802-B, Grande Palladium, Near Mercedes Benz Showroom, Metro Estate, 175 CST Road, Kalina, Santacruz (East), Mumbai - 400 098.
2. **Developer** : M/s. Shubh Enterprises. J/102, Nisarg Apartments, Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (West), Mumbai - 400 067.
3. **Society** : "Shree Sai Sharan SRA CHS Ltd." C.T.S. No. 375/A(Pt) & 379/A(Pt) of Village Mogra, at Pump House, Andheri (East), Mumbai 400 069.

Sub: Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No. 375/A(Pt) & 379/A(Pt) of Village Mogra, at Pump House, Andheri (East) Mumbai - 400 069.

Ref: SRA/ENG/1225/KE/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** subject to the following conditions.

1. That all condition of LOI issued under no. SRA/ENG/1225/KE/PL/LOI dated 30.08.2006 shall be continued.
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.	Particular	Revised LOI Scheme Parameters
1	Area of slum plot / slum	1696.51
2	Deductions for a) Road Set back area b) Reservations if any	-- --
3	Balance area (1-2)	1696.51
4	Deductions for 15 % R.G. (if applicable)	--
5	Net area of plot for computation of T/S density.	1696.51
6	Addition for FSI purpose. 2 (a & b) above	--
7	Total Plot Area for FSI Purpose	1696.51
8	Max. in situ Permissible F.S.I.	2.50
9	Max. Permissible BUA in situ	4241.28
10	Rehab Built up area	2410.30
11	Passage & Amenity (Existing & Proposed) BUA	852.86
12	Rehab Component	3263.16
13	Sale Component	3263.16
14	Total BUA sanctioned for project (10+12)	5673.46
15	Total FSI sanctioned for Project	3.34
16	Sale BUA permissible in situ (9-10)	1830.98
17	TDR generated in the scheme if any (12-16)	1432.18
18	A) Nos. of slum dwellers to be re-accommodated Rehab Residential. Rehab Comm. Rehab R/C Ex. Amenities B) Amenities to be provided Anganwadi Welfare Centre Society Office	105 nos. -- --  02 nos. 02 nos. 02 nos.
19	Nos. of PAP generated in the scheme	--
20	A) BUA of buildable reservation B) Area of non-buildable reservation	-- --

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 DCR 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

*-Sd-*

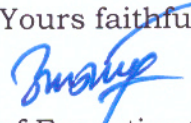
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to :-**

1. Assistant Commissioner, "K/E" Ward, M.C.G.M.
2. H.E. of MCGM.
- ✓ 3. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

  
for Chief Executive Officer  
Slum Rehabilitation Authority