

SLUM REHABILITATION AUTHORITY

SRA/ENG/1201/FS/PL/LOI

Date: - 2 FEB 2023

To,

1. Licensed Surveyor: Shri. Shashikant L. Jadhav
Of Spaceage Consultants,
B-106, Natraj Building, Shiv Shrushti Complex,
Mulund-Goregaon Link Road,
Mulund(W) Mumbai – 80.
2. Developers: M/s. Esque Finmark pvt. Ltd.
9/A Chunawala Compound, Ambewadi
G. D. Ambekar Road, Mumbai-400033.
3. Society: “Yashodhan Co-Op. Hsg. Society (Ltd.)
Ambewadi, G. D. Ambekar Marg,
Kalachowky, Mumbai-400033.

Sub: Revised LOI for S. R. Scheme known as “Yashodhan Co-op. Housing Society (Ltd.) on plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C.S. Nos. 12/124 (pt.), 13/124 & 14/124 of Parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai.

Ref.: SRA/ENG/1201/FS/PL/LOI
Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme on slum plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C.S. Nos. 12/124 (pt.), 13/124 & 14/124 of Parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai for “Yashodhan Co-op. Housing Society (Ltd.)” this office is pleased to inform you that, this Revised Letter of Intent considered and principally approved for the sanctioned FSI of 3.332 (Three point three three

two) on yashodhan slum plot and sanctioned FSI of 5.586 (Five point five eight six) on Chunabhatti slum plot as per DCPR-2034 shall be allowed to be consumed on the plot subject to the following conditions:

All the conditions of Revised LOI issued u/No. SRA/ENG/1201/FS/PL/LOI dated 20/06/2019 are applicable except conditions Nos. 18 & 59 and earlier issued Revised LOI's u/No. SRA/ENG/1201/FS/PL/LOI dated 25/09/2019 gets cancelled.

18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

Sr no		Description	Yashodhan Slum plot	Non Slum Plot	New Slum Plot
1		Area of Plot	2275.00	10987.45	885.71
2		Deductions			
	a	Proposed DP Road	---	---	---
	b	Setback	66.77	666.42	Nil
	c	Reservation buildable/5% AOS provided Road setback adjusted	----	----	----
	d	Total (a+b+c)	66.77	666.42	Nil
3		Balance Area of Plot	2208.23	10321.03	885.71
4	a	Deduction of 15% RG	N.A.	Nil	NA
	b	Deduction as per Reg. 14(A) of DCPR-2034	N.A.	532.10	N.A.
	c	Total (a+b)	N.A.	532.10	Nil
5		Net plot area (3-4c)	2208.23	9788.93	885.71
6		Add for FSI purpose as (2d) above	66.77	Nil	Nil
7		Plot area for FSI	2275.00	9788.93	885.71
8		Floor Space Index permissible	3.00	1.33	As per Cl. 3.8 of Reg. 33(10) of DCPR-2034.

9	a	Permissible BUA (7x8)	6825.00	13019.27	---
	b	Incentive FSI as per Reg. 33(24)	NA	11045.00	NA
	c	TDR claimed	Nil	5849.00	Nil
	d	Additional FSI on payment of premium as per Table No. 12 of Reg. 30 of DCPR-2034 0.84 x 9788.93	NA	8222.70	NA
10		Rehab BUA	3869.29	----	2187.81
11		Area of pasg.+ Soc. Ofc. + wel. Cet. +balwadi+ 2 other etc	1078.74	----	572.40
12		Rehab component (10+11)	4948.03	----	2760.21
13		Generated Sale component (12 x 75%) OR same as (12)	3711.02	----	2760.21
14		Total BUA (10+13) OR (9a+b+c+d)	7580.31	38135.97	4948.02
15		FSI sanctioned (14/7)	3.332	3.895	5.586
16		Permissible sale in situ (9a – 10) OR same as (13)	2955.71	----	2760.21
17		TDR generated	755.31	----	Nil
18		Nos. of slum dwellers to be accommodated	136 Nos.	NA	66 Nos.
		a)Eligible Resd.			
		b)Eligible Comm.	108 Nos. 21 Nos.	NA NA	56 Nos. 01 No.
		c) Eligible R/C	02 Nos.	NA	---
		d) Prov. Of NE	05 Nos.	NA	09 Nos.

59. That all the conditions mentioned in the Circular dtd. 28/08/2019 issued by Govt. of Maharashtra relevant to amendment in Sec. 15A of Slum Act 1971, shall be complied.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I, separately, for each building, in conformity with the Reg. 33(10) of DCPR-2034, in the office of the undersigned.

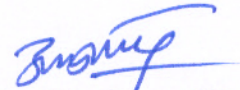
Yours faithfully,

- sd -

Dy. Ch. Eng. (SRA)
Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner (F/South) Ward, M.C.G.M.
2. Dy. Ch. Engineer, (Development Plan) M.C.G.M.
3. Dy. Collector (SRA)
4. H.E. of M.C.G.M.
- ✓ 5. I.T. Section (SRA).
6. Assistant Commissioner (Estate deptt.) M.C.G.M.



Dy. Ch. Eng. (SRA)
Slum Rehabilitation Authority