



## SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2482/KE/PL/LOI

Date:

**22 FEB 2022**

1. **Lic. Surveyor** : Shri Suyog Shet of M/s. MITI  
D-2, Chitrapoor CHS.,  
27<sup>th</sup> Road, Bandra (W),  
Mumbai - 400 050.
2. **Developer** : M/s. Starwing Developers Pvt. Ltd.  
501, Kaatyayni Business Center, off Mahakali  
Cavas Road, MIDC, Marol BUS Depot, Andheri  
(E), Mumbai- 400 062.
3. **Society** : "Shree Sainath (SRA) CHS."

Sub: Revised LOI for S.R. Scheme of Shree Sainath (SRA) CHS on plot bearing CTS No. 198, 198/1 to 11, 199, 199/1 to 19, 213, 214, 214/1 to 12, 215(pt), 215/1 to 12, 215/23 to 32, 215/48 to 65 and Survey no 16 hissa no 3 of Village Mogra, Andheri (E).in K/E ward under Reg. 33(10) of D.C.P.R.-2034.

Ref : SRA/ENG/2482/KE/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in Continuation to earlier LOI date 03/12/2016, 25/06/2021 & 05/01/2022, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of intent (LOI)** subject to the following condition.

1. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
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.

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**The salient features of the scheme are as under:**

<b>Sr. No</b>	<b>Description</b>	<b>LOI Parameters</b>		
		<b>Slum</b>	<b>Non-Slum</b>	<b>Total</b>
1.	Gross plot area for S.R. Scheme	6099.00	1239.35	7338.35
2.	Total Deduction for			
(i)	• Are of Road set back	1706.86	0.00	1706.86
(ii)	Amenity as per Reg. 14(A) of D.C.P.R.- 2034	45.00	0.00	45.00
iii)	Reservation area hand over	8.08	0.00	8.08
iv)	Total [1- (i + ii)]	1759.94	0.00	1759.94
3.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R. - 2034.	4339.06	1239.35	5578.41
4.	Addition for FSI purpose	1759.94	0.00	1759.94
5.	Total plot area for FSI purpose	6099.00	1239.35	7338.35
5.	Permissible TDR + Govt. FSI + Road setback advantage	Nil	1735.10	1735.09
7.	Incentive FSI: 1:1.05 i.e. more than 01 Ha. In Shree Sai Nath SRA CHS. Land Rate as per R.R. 2021-22: Rs. 66080/- for scheme. Construction Rate as per R.R. 2021-22: Rs. 30,250/- for scheme	1:1.05		
3.	Rehab Built up area (excluding areas under staircase & common passage)	7831.46	0.00	7831.46
3.	Rehabilitation Component	10961.78	0.00	10961.78
0.	Permissible Sale Component (10961.78 x 1.05)+ 6	11509.87	2974.45	14484.32
1.	Sale BUA proposed in-situ			14484.32
2.	Total BUA proposed to be consumed in-situ (8+10)	19341.33	2974.45	22315.78
3.	FSI proposed to be consumed/ in-situ (12/3)	4.45		
4.	No. of Eligible slum dwellers to be accommodated in scheme.			
	Proposed Rehab Residential			<b>190</b>
	Proposed Rehab Comm.			<b>18</b>
5.	Provisional Residential Tenements			<b>26</b>
	Provisional R/C			<b>01</b>
	Provisional Commercial PAP			<b>08</b>
	Residential PAP			<b>02</b>



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3. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

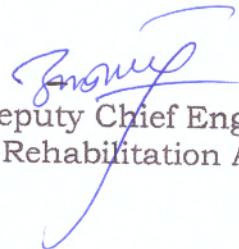
If applicant Society/Developer/Architect are agreeable to all the conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR, 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

— sd —  
Deputy Chief Engineer  
Slum Rehabilitation Authority

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/E" Ward, M.C.G.M.
4. Addl/Dy. Collector of R/S Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further
7. H.E. of MCGM.
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.

  
Deputy Chief Engineer  
Slum Rehabilitation Authority