



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/577/FN/ML/LOI

Date: **8 NOV 2021**

1. **Lic. Surveyor** : Shri Suyog Shet of M/s. MITI
D-2, Chitrapoor CHS.,
27th Road, Bandra (W),
Mumbai - 400 050.
2. **Developer** : M/s. Royal Developers.
Modh vanik vidyarthi Bhavan,
L. T. Road No. 3, Dadar,
Mumbai : 400 014.
3. **Society** : "Sai Visava SRA CHS Ltd. & Sion Shivaji Nagar
SRA CHS"

Subject : Revised LOI for Slum Rehabilitation Scheme on plot bearing C.S.No.10 (pt) of Matunga, Division, at Lakhamshi Nappo Road, F/North Ward Matunga (East) Mumbai. For 'SaiVisava (SRA) CHS' Clubbed with Slum Rehabilitation Scheme on plot bearing C.S.No.6 (pt), 8 (pt) of Sion Division, at BhauDaji Road Extn., F/North, Ward Sion (East) Mumbai. For "Sion Shivaji Nagar (SRA)CHS".

Ref : SRA/ENG/577/FN/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by Lic. Surveyor in Continuation to earlier LOI date 16/06/2009, 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 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.	Parameter	Now Proposed Parameter	
		Sai Visava CHS	Sion Shivaji Nagar
1.	Plot Area	3187.22	2162.96
2.	F.S.I. Permissible on plot	2.5	2.5
3.	In situ BUA Permissible	7968.05	5407.40
4.	Rehab BUA	3656.98	3323.54
5.	Rehab component	4672.30	3998.63
6.	a) Sale Component (4 X .75)	3504.23	2998.97
	b) Sale component floated from scheme no. 2 to scheme no. 1	+771.00	-771.00
	c) Sale component floated from scheme no. 1 to scheme no.2.	-40.25	+40.25
	d) Total permissible Sale Component for Scheme	4234.98	2268.22
7.	Total BUA sanctioned for the Scheme (4+6)	7891.96	5591.76
8.	Total FSI Permissible for project	2.47	2.58
9.	Sale BUA Proposed in Situ	4234.98	1340.30
10.	Total in situ BUA proposed	7891.96	466.84
11.	TDR availed till date		927.92

2. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
3. That you shall pay premium for deficiency in Open Space for Sale building at the time of OCC of Sale building.

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 DCPR 2034 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 LOI)

Copy to:

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

for
Chief Executive Officer
Slum Rehabilitation Authority