



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1303/HE/PL & STGL/LOI

Date:

21 AUG 2023

1. **Architect** : K. Zaman of M/s. T. N. Hasan.
14/B, Bindya Society, 51 Hill road
Bandra (W) Mumbai 400 050.
2. **Developer** : M/s. Intercon Construction (I) PVT Ltd.
Office No.3, Gr. Flr, Francesca, 14 Chimbai
Road Bandra (W), Mumbai - 400 050.
3. **Society** : "Bharat SRA CHS (prop.)"
C.T.S.No.5027(pt.), 5063B, 5063B/7 to 17, 5045,
5046, 5065 (pt.) of village, Kolekalyan, Santacruz
(east), Mumbai.

Sub: Revised LOI for Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. No. 5027(pt.), 5063B, 5063B/7 to 17, 5045, 5046, 5065 (pt.) of village, Kolekalyan, Santacruz (east), Mumbai, For "Bharat SRA CHS (prop)"

Ref: SRA/ENG/1303/HE/PL & STGL/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 (LOI)** subject to the following conditions.

1. That all the conditions of LOI u/no. SRA/ENG/1303/HE/PL & STGL/LOI dated 29/08/2016 shall continue and shall be complied at appropriate stages.

The salient features of the scheme are as under:

Sr. No.	Description	As per revised LOI
		Slum area in sq.mt
1	Total area of plot	6633.90
2	Deduction	
	a) D.P. Road	-
	b) Setback	887.14
	c) Amenity	100.56
	d) Total (a+b)	887.14
3	Net Plot Area (1 - 2d)	5746.76
4	Net Plot Area for computation of T/s density	5746.76

5	Addition for F.S.I. purpose	-
	a) D.P. Road	-
	b) Setback	887.14
	c) Amenity	100.56
	d) Total (a+b)	887.14
6	Total Plot Area for F.S.I. purpose (4+5d)	6633.90
7	8% R.G. on mother earth.	488.79
8	Max F.S.I. permissible	3.00
9	Max. F.S.I. permissible on plot (in situ) (6X8)	19901.70
10	Rehab BUA	9940.41
11	Common passage	2530.98
12	Amenity structure	546.76
13	Rehab Component [10+11+12]	13018.15
14	Sale Component	13018.15
15	Incentive BUA	1.05
16	Sale BUA permissible (14 x 15)	13669.05
17	Total BUA sanctioned for project (10+16)	23609.46
18	Sale BUA Proposed in situ	13669.05
19	FSI sanctioned for slum project (17/6)	3.558
20	Nos. of slum dwellers	
	Rehab Resi. + (R/C)	96 nos.
	Provisional PAP's (Resi.)	180 nos.
	Regular PAP	----
	Rehab commercial	08 no.
	Pro. Rehab comm.	23 nos.
	Balwadi	02 nos.
	Welfare Centre	02 nos.
	Society	03 nos.
	Additional amenity	04 nos.
	community Hall	01 No.
	Total	319 nos.


Additional Conditions:-

2. That you shall execute a registered agreement to lease and lease deed as per SRA circular No, 195 vide No. CEO/SRA/LA/2020/459 dtd. 14/09/2020.
3. That you shall submit NOC from MCGM or Competent Authority before demolishing the toilet till that time the same toilet portion shall be kept in abeyance.
4. That you shall submit updated P.R. card with current owners name on CTS No. 5027, 5045, 5046, 5065 and making area correction on CTS No. 5045, 5046, 5065, within 06 months as per DSLR NOC.
5. That 02 nos. of structures are out of boundary, 07 nos. of structure where name is not given and 48 nos. of closed structures which are considered as residential user, in future if user changes developer/Architect will revise the LOI accordingly.

6. If the land under this scheme is belonging to Govt./MHADA/MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 30 days from the date of intimation of this approval, else the provision of clause No. 2.8 of Appendix-VII of Reg. 33 (10) of DCR-2034 is applicable.

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

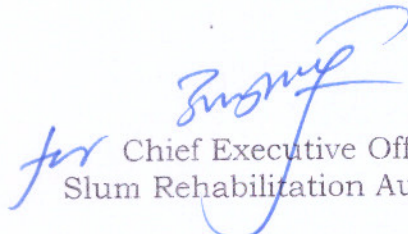
Yours faithfully,


Chief Executive Officer,
Slum Rehabilitation Authority.

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "H/E" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.
6. Society: "Bharat SRA CHS (prop)".


for Chief Executive Officer,
Slum Rehabilitation Authority.