



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2083/KW/STGL/LOI

Date:

10 MAY 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. Prime Infrabuildcon Pvt. Ltd.  
Office no., Ghanshyam Patil Building,  
Opp. Municipal Market, S.V. Road,  
Andher (West) Mumbai- 400 058.
3. **Society** : "Rahiman Baug SRA CHS (Ltd.)  
815(pt.) of Village Andheri at Andheri  
(West), Mumbai.

**Sub:** Revised LOI for Proposed S. R. Scheme on plot bearing C.T.S No. 815 (pt.) of Village Andheri at Andheri (West), Mumbai. for "Rahiman Baug SRA CHS (Prop.)

**Ref:** SRA/ENG/2083/KW/STGL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 815(pt.) of Village Andheri at Andheri (West), Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI** of **3.823** (Three point eight two three only), accordance with the provisions of Reg. 33(10) of DCPR-2034, subject to the following conditions,

1. This Letter of Intent is issued on the basis of plot area certified by the Architect.
2. That all the conditions of earlier approved LOI under No. SRA/ENG/2083/KW/STGL/LOI dated 10/02/2020 shall continue and shall be complied at appropriate stages.



3. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure – II issued by Competent Authority and other relevant documents.
4. 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.

**REVISED SCHEME PARAMETER:-**

Sr. No.	Earlier scheme parameter	Now proposed scheme parameter
	Description	Area in sq.mt.
1	Area of plot	4716.50
2	Deduction for	
	a) Road set-back	181.63
	b) Any reservation (Retail Market+Mun. Market) = 3379.77 sq.mt. x 20% = 675.95 /3)	225.32
3	Total (a+b)	406.95
4	Balance plot area(1-3)	4309.55
5	Deduction for 8% R.G. if deductible	Nil
6	Net plot area(4-5)	4309.55
7	Additional for FSI purpose:	
	a) Setback	181.63
	b) Any reservation (Municipal Retail Market + Municipal Market) = 3379.77 sq.mt. x 20% = 675.95/3	225.32
	Total (a+b)	406.95
8	Plot area for FSI computation on gross (6+7)	4716.50
9	Maximum FSI permissible on plot (Road width is 9.15 mt.) as per cl. 3.8 of Reg 33 (10)	* <b>3.00 or upto sanctioned FSI</b>
10	Rehab Built up area	7239.59
11	Amenity BUA & common passage	3039.35
12	Rehab Component (10+11)	10278.94
13	Sale BUA permissible (10278.94 x 1.05= 10792.88)	10792.88
14	Total BUA sanctioned for the project (10+13)	18032.47
15	Total FSI sanctioned for project (14/8)	3.823
16	Sale BUA proposed on situ.	10792.88
17	BUA/TDR generated in lieu of handing over of buildable reservation which is applicable after handing over of MCGM	394.94
18	Area of Reservation to be handed over	
	a) Road set-back	181.63
	b) Mun. Market (RSA1.1)+ Retail Market (RSA1.2)	675.95
19	FUNGIBLE AREA WORKOUT of	
	a) Sale Residential/Commercial	3777.50
	b) Total permissible fungible area	3777.50
20	A) Nos. of slum dwellers to be re-accommodated Rehab Eligible Residential	45 nos.
	Rehab commercial	02 Nos.



## SRA/ENG/2083/KW/STGL/LOI

Provisional PAP'	
Rehab residential PAP	157 Nos.
Rehab commercial PAP	23 nos.
Regular PAP Generated	-
Amenities to be provided Anganwadi	01 no.
Welfare Centre	01 no.
Additional amenities	02 nos.
Society Office	02 nos.

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

Yours faithfully,

*sd/-*  
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "K/W" Ward, M.C.G.M.
3. Addl /Dy. Collector of MSD.
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* *Signature*  
Chief Executive Officer  
Slum Rehabilitation Authority