



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2907/PS/PL/LOI

Date: 22 MAR 2024

1. **Lic. Surveyor:** Mr. Alpesh Gandhi  
7<sup>th</sup> Floor, S-14, Solitaire Corporate Park,  
Andheri Ghatkopar Link Road, Andheri East,  
Mumbai 400 093.
2. **Developer :** M/s. Newone Constructions Pvt. Ltd.  
7<sup>th</sup> Floor, S-14, Solitaire Corporate Park,  
Andheri Ghatkopar Link Road, Andheri East,  
Mumbai 400 093.
3. **Society :** Shree Wagheshwari SRA CHS Ltd.

**Sub: Revised LOI for** Slum Rehabilitation Scheme on land bearing CTS No.620A/1A/4A/2/1/8 of village Malad (E), situated at film city road, Goregaon (E), Mumbai – 400 063, for Shree Wagheshwari SRA CHS Ltd. as per reg. 33(10) for slum & reg. 30 for Non slum of DCPR 2034.

**Ref.:** SRA/ENG/2907/PS/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 27/01/2020 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/2907/PS/PL/LOI dtd. 27/01/2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under

**Condition No. 3:-** 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, eligibility etc. the parameters shall be got revised from time to time.

**Scheme Parameters:**

Sr. No.	Description	Now Proposed Area in sq. mt.		
		Slum plot under Reg. 33(10)	Non slum under Reg. 30 & 32	Total
1	Area of plot considered for the scheme	4023.84	597.56	4621.40
2	Area under Nalla kept in abeyance	--	217.36	217.36
3	Plot area considered for LOI	4023.84	380.20	4404.04
4	<b>Deductions for</b>	--	--	--
	(a) Existing Nalla area	--	--	--
	(b) Reservation area land	--	--	--
	(c) component	--	--	--
	Amenity area as per reg. 14 (a)	--	--	--
5	<b>Total Deductions</b>	--	--	--
6	Balance Area of Plot	4023.84	380.20	4404.04
7	<b>Net area for density calculation &amp; FSI computation</b>	4023.84	380.20	4404.04
8	(a) Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	Restricted to Sanctioned FSI	-	
	(b) Zonal FSI + Max. permissible TDR + additional FSI by paying payment	-	1.00 + 0.50 + 0.70	2.2
9	(a) Proposed built-up area of Rehab.	8616.11	-	8616.10
10	(b) Rehab Component	12304.11	-	12304.11
11	Sale Component (1.05 X Rehab Component)	12919.32	-	12919.32
12	(a) Total Sale BUA permissible in situ	12919.32	380.20 + 190.10 + 266.14	13755.76
13	Total sale BUA proposed to be consumed in situ	12919.32	836.44	13755.76
14	Total BUA sanctioned for the project	21535.43	836.44	22371.87
15	FSI sanction for the scheme	5.35	2.20	7.55
16	Total BUA proposed to be consumed in situ	21535.43	836.44	22371.87
17	Total FSI consumed in situ	5.35	2.20	7.55
18	TDR generated in scheme	Nil	-	Nil
19	No. of Tenements to be Rehabilitated			
	Rehab unit	179	--	179
	Commercial	--	--	--
	Balwadi	02	--	02
	Welfare Center	02	--	02
	Society Office	02	--	02

	Skill development	02	--	02
	Yuva kenra	02	--	02
	Community hall	01	--	01
20	Provisional PAP (Resi- 25 comm.)	25	-	25
21	PAP	58	-	58

**Additional conditional**

1. That you shall submit certificate from competent authority regarding tenement type of 03 no. of tenements for which tenement type is not provided in Annexure-II.
2. That you shall submit NOC from CFO before further C.C. to Sale building.
3. That you shall submit NOC for parking layout before further C.C. to respective building.
4. That you shall comply Circular no. 210,210A,213,215A & 216.
5. That you shall comply all the conditions of Circulars issued by SRA from time to time.

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 Development Control and Promotion Regulations-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 Revised LOI)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Deputy Collector (SRA) - for necessary action as per circular no.37.
- ✓ 3. I.T. Section (SRA), to publish this LOI on SRA website.

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority