



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2911/PN/STGL & PL/LOI

Date: **27 FEB 2024**

1. **Architect** : Mr. Nikhil Mahajan of
M/s. Prism Architects & Interior Designers
Office No. 114, 115, 116, 1st floor,
Corporate Avenue, Sonawala Road,
Goregaon (E),
Mumbai – 400 063.
2. **Developer** : M/s. Density Realty Pvt. Ltd.
12th Floor, Dhukka Chamber,
Off Poddar Road, Near Malad Station,
Malad (E),
Mumbai – 400 097.
3. **Society** : “Ambawadi CHS (Prop.)”.

Subject: Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No.328 & 329 of village Malad, Dwarakadhish Marg, Off Poddar Road, Malad (E), Mumbai- 400 097 for “Ambawadi CHS (Prop.)” under regulation 33(10) of DCPR 2034.

Reference: SRA/ENG/2911/PN/STGL & PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No.328 & 329 of village Malad, Dwarakadhish Marg, Off Poddar Road, Malad (E), Mumbai- 400 097 for “Ambawadi CHS (Prop.)”, this office is pleased to inform you that, this **Revised Letter of Intent** are considered and approved for the sanctioned **FSI of 4.321 (Four Point Three Two One Only)** in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

This Revised LOI is in continuation with the earlier LOI issued u/No. SRA/ENG/2911/PN/STGL & PL/LOI dated 20/05/2021 with conditions as per DCPR-2034.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in

E-mail : info@sra.gov.in

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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.	Particular	Parameters
		Slum
		1095.70
1	Plot Area	
2	Deductions for	63.15
	a. Road Setback	68.83
	b. Buildable reservation of Retail Market (min. 206.51/3)	
	Total	131.98
3	Net area of plot for computation of t/s density (1-2)	963.72
4	Addition for FSI purpose (3 + 2)	1095.70
5	Total plot area for FSI purpose (4)	1095.70
6	Min. FSI permissible on plot	3.00
7	Min. Permissible Built Up Area on plot (5x6)	3287.10
8	Rehab Built up area	1778.75
9	Common Pass. & Amenity structure	829.22 + 146.91
10	Rehab component (8 + 9)	2754.88
11	Sale component (10 x 1.00)	2754.88
12	BUA in lieu of cost of construction of Built up Amenity i.e. Retail Market	200.56
13	Total BUA approved for the Scheme (8+11+12)	4734.19
14	FSI sanctioned for the scheme (12+5)	4.321
15	Sale BUA permissible in situ (11 + 12)	2955.44
16	Nos. of slum dwellers to be re-accommodated	19 Nos.
	Rehab Residential	06 Nos.
	Residential Cum Comm.	33 Nos.
	Rehab Comm.	05 Nos.
	Pro. Residential (PAP)	04 Nos.
	Pro. Comm.(PAP)	
17	Amenities	01 Nos.
	Balwadi	01 Nos.
	Welfare center	01 Nos.
	Health Center	01 Nos.
	Skill Development Center	01 Nos.
	Society office	
18	Nos. of PAP generated in the scheme	--

2. This Revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act.1872.

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3. **Details of land ownership:** As per the P. R. Cards the land bearing CTS No. 328 belongs to State Government of Maharashtra & 329 belongs to private ownership.
4. **Details to access:** As per A.E.(Maint.) P/North ward, the plot has access from the existing Road. The Road is an existing road of average width of 6.10 mt. and widened to 9.15 Mt. as per R.L. from A.E. (Survey).
5. **Details of D. P. Remarks:** As per D.P. Remarks, the plot under reference is situated in "Local Commercial Zone (C-1)" and it is fully reserved for Municipal Retail Market reservation & it is affected by Western Railway Buffer.
6. The Developer shall hand over PAP/PTC tenements if any within one month after grant of OCC. The said PAP tenements as mentioned in salient features condition no.2 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq.mt. free of cost.
7. The PAP/PTC tenements shall be marked as a PAP/PTC tenement on front doors prominently. After completion of the building, PAP/PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc. PAP tenements generated in the scheme will be handed over to Estate Dept. (SRA) as per SRA Circular no. 190 and as per prevailing rules & regulations.
8. That you shall comply all conditions of SRA circular no 209 dtd. 01/08/2023, submit a registered undertaking to that effect and display a board at site clearly indicating PAP/PTC's tenements in the subject S.R. scheme in Marathi.
9. That you shall strictly abide to the conditions mentioned the SRA circular no. 210 and the PAP/PTC's in the S.R. Scheme shall be constructed as per approvals and same shall be handed over to the competent authority after obtaining OCC. The last 25% Sale BUA C.C will be restricted till the said PAP/PTC's are not handed over to SRA by following due process.

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 new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

Sd/-

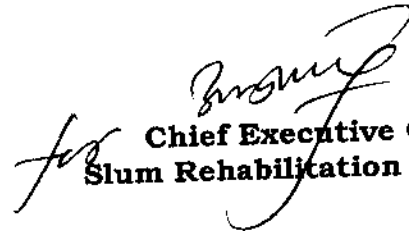
**Chief Executive Officer
Slum Rehabilitation Authority**

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

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Copy to:

1. Municipal Commissioner, MCGM
2. Collector Mumbai (Suburban)/A.C.(Estate) MCGM
3. Addl. Collector (Ench./Rem.) Mumbai Suburban
4. Chief Engineer (Development Plan), MCGM
5. Assistant Commissioner "P/North" Ward of MCGM
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website
8. PS to ACS Housing Department (For information please)
9. Under Secretary, UD Department (For information please)


**Chief Executive Officer
Slum Rehabilitation Authority**