



## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/116/N/MHL-PL/LOI

Date: 21 JUN 2022

1. **Architect** : Saloni A. Deodhar of M/s. Deodhar Associates.  
HDIL Kaledonia, 504-B, B-Wing, Sahar Road,  
Opp. Vijay Nagar Society, Andheri (E),  
Mumbai- 400 069.
2. **Developer** : M/s. Parasmani Construction Pvt. Ltd  
282, 137-A, Shahid Bhagatsingh Marg,  
3<sup>rd</sup> floor, Fort, Mumbai- 400 001..
3. **Society** : 'Vidyavihar Jayprakash Nagar CHS Ltd.'

Sub.: Revision of LOI due to Utilization of DRC on Non-Slum Plot  
under S.R. Scheme on plot bearing C.T.S. Nos. 463(pt.),  
464(pt.), 465, 466, 468 (pt.) of village Kiroli, Vidyavihar (East),  
Mumbai for 'Vidyavihar Jayprakash Nagar CHS Ltd.'

**Ref.:** SRA/ENG/116/N/MHL-PL/LOI

Madam,

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.

This LOI is in continuation with earlier LOI u/no. SRA/ENG/116/N/MHL-PL/LOI dtd. 02.11.2010 & 13/11/2020 all the conditions mentioned in earlier LOI shall be complied with.

**SRA/ENG/116/N/MHL-PL/LOI**

**The salient features of the S. R. scheme are as under:**

		MHADA LAND 3789.08 Sq.mtr.		PRIVATE LAND 911.56 Sq.mtr.		Total (Sq.mtr.)
		Area Under Non -Slum (Sq.mtr.)	Area Under Slum (Sq.mtr.)	Area Under Slum (Sq.mtr.)	Area Under Non -Slum (Sq.mtr.)	
1	Plot Area of FSI.	327.03	3462.05	175.24	736.32	4700.64
2	Deduction a)Set – Back	25.51	780.98	Nil	4.31	810.80
	b)Retail Market Reservation	150.76	255.64	Nil	309.28	715.68
	c)Welfare Centre / Library reservation	-	326.94	43.81	56.73	427.48
	d)Total (a+b+c)	176.27	1363.56	43.81	370.32	1953.96
3	Net Area of Plot (1- 2)	150.76	2098.49	131.43	366.00	2746.68
4	Deduction for 15% R.G.	-	-	-	-	-
5	Net area of plot for computation of t/s density.	150.76	2098.49	131.43	366.00	2746.68
6	Total Plot area for FSI purpose.	327.03	3462.05	175.24	732.01	4696.33
7	Max FSI Permissible on plot	1.00	2.50	2.50	<b>2.00</b> * Inclusive of TDR 1.00 FSI	-
8	Max. BUA permissible (6x7)	327.03	8655.13	438.10	<b>1464.01</b>	<b>10884.27</b>
			9093.23			
9	Rehab built up area (Excluding areas under staircase & common passage)	-	4692.47		-	<b>4692.47</b>
10	Common passage area.	-	624.81		-	<b>624.81</b>
11	Amenity structure area.		149.42		-	<b>149.42</b>
12	Rehab Component. (09+ 10 + 11)	-	5466.70		-	<b>5466.70</b>
13	Sale Component(1:1)	327.03	5466.70		<b>1464.01</b>	<b>7257.74</b>



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14	Total BUA approved for Scheme (09+13)	327.03	10159.17	<b>1464.01</b>	<b>11950.21</b>
15	Total FSI sanctioned for the scheme (14/6)	1.00	2.79	<b>2.00</b>	-
16	Sale BUA Proposed on site.	327.03	4400.76	<b>1464.01</b>	<b>6191.18</b>
17	Total area proposed /Restricted on site (09+ 16)	327.03	9093.23	<b>1464.01</b>	<b>10884.27</b>
18	FSI consume on site.	1.00	2.50	<b>2.00</b>	
19	TDR Generated in scheme (14-17)	N.A	1065.94	N.A	-
20	No. of slum dwellers to be accommodated.	195 Nos. (178 Resi, 02 R/C & 14 Comm., 01 exist. Soc.office	195 Nos. (178 Residential , 02 R/C , 14 Comm, & 01 exist. Soc.office		
21	No. of PAP generated in scheme.	Nil	Nil		

- 1) That you shall submit the P.R Card with area mentioned in words duly certified by Superintendent of land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
- 2) That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M./user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.

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- 3) That you shall get D. P. Road/set back demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.

Yours faithfully,

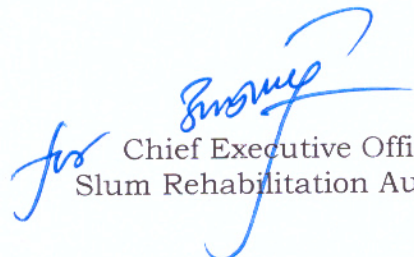


Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "N" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.



for Chief Executive Officer  
Slum Rehabilitation Authority