

SRA



**SLUM REHABILITATION AUTHORITY**

No.: SRA/DDTP/086/KW/PL/LOI

Date:

**- 9 FEB 2022**

1. **Lic. Surveyor:** Shri. Jitendra B. Patel  
of M/s. Aakar Architects & Consultants  
Gr. Floor, Satyanarayan Prasad Commercial  
Centre, Dayaldas Road, Vile Parle East,  
Mumbai 400 057.
2. **Developer :** M/s. Madhuli Housing & Finance Co. Ltd.  
5, Parekh Apartment, N.S.S, Road,  
Asalpha, Ghatkoper (West).  
Mumbai- 400 084.

**Sub:** Proposed S. R. scheme on plot bearing C.T.S. No. 1058, 1058/1 to 6, 1059, 1059/1 to 25 of village Vileparle, Vileparle (West) Mumbai in K/W ward.

**Ref :** SRA/DDTP/086/KW/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, and in continuation to LOI dated 06/09/2013 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** under regulation 33(14) D and 32 of DCR-1991 Amended upto date subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/DDTP/086/KW/PL/LOI dtd. 06/09/2013 and conditions mentioned therein will be continued, only the following conditions stands modified as under

**Condition No. 21 :-** 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.



**The salient features of the scheme are as under:**

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Sr. No	Particulars	Now proposed				Total (Sq.mt)
		Under Reg. 32 (Sq.mt)	Under reg. 33(14)D (Sq.mt)			
1	Plot Area	825.43	1928.68			2754.11
2	Less : Road Setback	--	39.02			39.02
3	Balance plot area	825.43	1889.66			2715.09
4	Deduction for 15% R.G.	123.81	283.45			407.26
5	Net plot area	701.62	1606.21			2307.83
6	Addition for FSI Road Setback	--	39.02			39.02
7	Plot Area for FSI	701.62	1645.23			2346.85
8	0.50 Additional FSI	412.72	--			412.72
9	Admissible TDR	412.72	--			412.72
10	Permissible FSI on plot	--	2.50			--
			Zonal 1.00	Free Sale 0.75	PTC 0.75	--
11	BUA permissible on plot	1527.06	1645.23	1233.92	1233.92	5640.13
12	BUA Proposed	1482.84	1645.23	1231.94	1235.90	5595.91
13	Sale Component	1482.84	2877.17			4360.01
14	Sale BUA now proposed excluding BUA of Existing D wing	1482.84	--			1482.84
15	Total BUA Proposed	1482.84	4113.07			5595.91
16	FSI Consumed	2.11	2.50			--

**Additional Conditions:-**


1. That you shall handover 33 no. of PTC tenements proposed in S.R. under reference before OCC to sale tenements in wing C in S.R. Scheme under reference.
2. That you shall make payment towards Additional FSI & load TDR on plot of existing building in order to balance FSI for existing building before C.C. to composite wing 'C'.
3. That you shall submit NOC from Ch. Eng. (M & E) for mechanical light & ventilation to duct before further C.C. to composite Wing 'C'.
4. That you shall submit undertaking for handing over of fitness center to sale society free of cost & consideration before C.C. to wing 'C'.
5. That you shall submit CFO NOC before C.C. to composite wing 'C'.
6. That you shall submit NOC from E.E. (T&C) for parking layout before C.C. to composite wing 'C'.



7. That all the condition mentioned in the circular issued by GoM on 28.08.2019 relevant to amendment in Sec. 15 A of Slum Act. 1971 shall be complied with.
8. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provisions of Notification issued by Ministry of Environment & Forest Dept.
9. That you shall register the said project with MAHA-RERA & submit the certificate to this office for office record.
10. That you shall submit the Registered Undertaking for not to misuse parking tower systems & the buyers/society members will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future.
11. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA.
12. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SMW (c) No(s) 1/2015.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the DCR-1991 of Regulation No. 33(14) & 32 in the office of the undersigned

Yours faithfully,

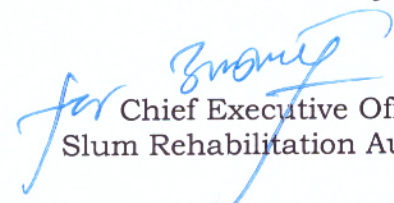
  
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "K/W" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
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.

Yours faithfully,

  
Chief Executive Officer  
Slum Rehabilitation Authority