



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/671/GN/ML/LOI

Date: 16 JUN 2022

To,

1. Architect : Shri Muktanand J. Zingade
of M/s. Muktanand & Associates,
Gokul Niwas No. 4, Ranade Road,
Dadar (W), Mumbai - 400 028.
2. Developers : Mahalaxmi Builders & Contractors,
Nalanda CHS, Mukund Nagar,
Dharavi, Mumbai - 400 017.
3. Society : "Dr. Ambedkar Nagar of Rahul-Utkarsh
Gharkul Mamta CHS Ltd.",
Matunga Labour Camp, Dharavi,
Mumbai - 400 019.

Sub: Proposed Slum Rehabilitation Scheme on plot bearing C.S. Nos. 5(pt.), 25(pt.), 57(pt.), 58(pt.), 59(pt.), 62(pt.), 67(pt.), 68(pt.) and 69(pt.) of Dharavi Division, at Ambedkar Nagar, Matunga Labour Camp, Dharavi, Mumbai - 400 019, for "Dr. Ambedkar Nagar of Rahul-Utkarsh, Gharkul, Mamta CHS Ltd."

Ref.: SRA/ENG/671/GN/ML/LOI

Sir,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the applicant and in continuation to earlier Letter of Intent dtd. 19/09/2008, 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.

1. That this cancels the earlier LOI issued under even number dtd. 19/09/2008.
- a. The following are the modified/additional conditions.
2. That you shall submit an Undertaking stating therein that, the adequate safety measures shall be taken during the entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical

Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the developer.

2. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
3. That the work shall not carry out between 10.00 pm. to 6.00 am, only in accordance with rule 5A(3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by the Ministry of Environment & Forest Department.
5. That you shall hand over 42 nos. of tenements to the SRA for Provisional PAP, each of carpet area 20.90 sq. mt. for residential. The agreement to that effect shall be signed and registered as may be required by the CEO. These 42 nos. of PAP tenements will be allotted to the pending cases of the slum dwellers referred to SRA, else the same will be taken over by SRA as permanent PAP.
6. That you shall restrict the built-up area meant for sale in the open market and built-up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under :

Sr. No.	Description	Now Proposed (in sq. mt.)
1	Area of slum plot	4185.57
2	Deduct Set back	255.07
3	Net plot area	3930.50
4	Plot area for FSI	4185.57
5	Max. FSI permissible on plot	2.50
6	Max. BUA permissible on plot	10463.92
7	Rehab BUA	7680.59
8	Rehabilitation component	9333.49
9	Sale component	12441.54
10	Total permissible BUA sanctioned for project	20122.13
11	FSI sanctioned for Project	4.81
12	Sale permissible in situ	2758.33
13	Total BUA proposed in situ	10438.92
14	Total FSI consumed on plot	2.494
15	Nos. of slum dwellers to be re-accommodated	288 Nos.
16	Nos. of Provisional PAP in the scheme	42 Nos.
17	Area of buildable reservation of Municipal Housing to be surrendered to MCGM free of cost.	640.73 sq. mt. (27 t/s. with 20.90 sq. mt. carpet area)
18	TDR, if any (10-13)	9683.21

7. That the rehabilitation component of the scheme shall include.


1)	Residential	:	285 Nos.
2)	Commercial	:	03 Nos.
3)	Provisional PAP	:	42 Nos.
4)	Balwadies	:	04 Nos.
5)	Welfare Centres	:	04 Nos.
6)	Society offices	:	03 Nos.

8. That you shall pay the total amount of Rs. 67,60,000/- towards Maintenance Deposit to be kept with SRA at a rate of Rs. 20,000/- per tenement and total amount of Rs. 90,53,500/- @ 2% of Ready Reckoner rate towards Infrastructural Development Charges as prevailing on the date of issue of LOI per sq. mt. for the BUA over and above the zonal FSI to the SRA.

9. That till the settlement of MHADA dues in lieu of transit camp rent issue, this office will be withheld the O.C. of the entire sale component falling under said scheme and seize the further release of TDR in this matter till the issue of MHADA's due gets resolved.

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 D.C. Regulation No. 33(10), in the office of the undersigned.

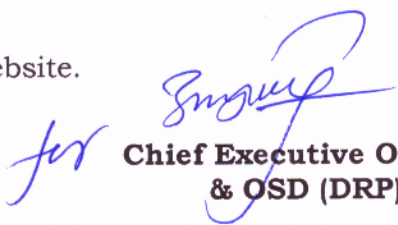
Yours faithfully,


**Chief Executive Officer
& OSD (DRP)**

Hon'ble CEO & OSD(DRP) has approved the revised LOI.

Copy to:

1. Asst. Commissioner (G/N) ward.
2. Dy. Collector (SRA)
3. Chief Engineer (D.P.)
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.


**Chief Executive Officer
& OSD (DRP)**