



## SLUM REHABILITATION AUTHORITY

No.SRA/ENG/2916/KW/STGL& MHADA/LOI

Date:

**13 MAY 2022**

**1. License Surveyor :** Shri Pradeep Jain,  
of M/s Kahaan ArchproConsultants, Nicco Circle,  
1403, Ashok heights, Opp. Saraswati Tower,  
Nicholaswadi Lane, Off Parsi Panchayat Road,  
Andheri (E), Mumbai-400 069.

**2. Developer :** M/s. MH Lashkaria Construction  
101, Green Diamond, Adarsh Nagar,  
Near Oshiwara Park, New Link Road,  
Jogeshwari (west), Mumbai – 400 102

**3. Society :** Madani SRA CHS (Prop.)

**Sub:Revision of LOI** for proposed Slum Rehabilitation Scheme as per Reg. 33(10) of DCPR 2034 on the plot bearing CTS No. 1-A(pt), 34(pt), 39(pt), 40(pt), 41(pt) of village Oshiwara, Andheri (West), Mumbai – 400 102 for “Madani SRA CHS (Prop.)”.

**Ref:**SRA/ENG/2916/KW/STGL& MHADA/LOI.

Gentleman,

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.

1. This Revised Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure – II issued by Competent Authority and other relevant documents.
2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/2916/KW/STGL& MHADA/LOI dtd. 09/12/2020. Conditions mentioned in earlier LOI shall be complied with.
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, 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.	Description	Now proposed parameter
1.	Gross plot area for S.R. Scheme	1392.97
	Total plot area considered for scheme	1392.97
2.	Total Deduction for	----
	Road set-back area	407.32
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034.	985.65
4.	Less deductible RG, if applicable.	---
5.	Net area of plot as per clause 3.12 of 33(10) of DCPR 2034.	985.65
6.	Addition for FSI purpose.	407.32
7.	Total plot area for FSI purpose.	1392.97
8.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034.	4.00 or sanctioned FSI whichever is more
9.	Total max. BUA permissible on the plot	---
10.	Rehab Built up area (excluding areas under staircase & common passage)	2306.08
11.	Area under amenities & passage	1122.62
12.	Rehabilitation Component	3428.70
13.	Permissible Sale Component (0.90 X R.C)	3085.83
14.	Total BUA sanctioned for the Scheme (10 + 13)	5391.91
15.	Total FSI sanctioned for the scheme (14 /7)	3.87
16.	Sale BUA proposed in-situ	3085.83
17.	Total BUA proposed to be consumed in-situ	5391.91
18.	FSI proposed to be consumed/in-situ	3.87
19.	Spill TDR generated in the scheme	----
20.	No. of Eligible slum dwellers to be accommodated in scheme	73
21.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034	NIL
22.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034	09

4. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
5. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
6. That you shall submit the NOC from CFO, NOC from E.E. (T & C) before asking further C.C. for the building under reference.



7. 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 provision of Notification issued by Ministry of Environment & forest Dept.
8. The Amenity Tenements of Balwadias mentioned in salient features condition no. 3 above shall be handed over to the Woman & Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no. 3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over /Taking over receipt shall be submitted to SRA by the developer.
9. Those after finalization of eligibility of slum dwellers and before OCC of Rehab wing you will hand over balance provisional PAP/PAP to Estate Department (SRA) which is permissible as per Reg. 33(10) of DCPR 2034.
10. That the developer will submit an undertaking stating therein that the refuge area will not be allowed to be used for any other purpose & will be kept free of encumbrances and encroachments.

If applicants Society/Developer/L.S are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the D.C. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this Revised LOI.

Yours faithfully,

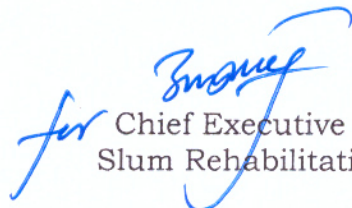


Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Addl. /Dy. Collector of Mumbai MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
7. H.E. of MCGM.
- ✓ 8. I.T. Section (SRA), to publish this Revised LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority