



## SLUM REHABILITATION AUTHORITY

No.SRA/ENG/1786/N/PL&STGL/LOI

Date:

19 SEP 2022

1. **License Surveyor** : Shri Pradeep Jain,  
of M/s Kahaan Archpro Consultants,  
1403, Ashok heights, Opp.SaraswatiTower,  
Nicholaswadi Lane, Off Parsi Panchayat Road,  
NICCO circle, Andheri (E), Mumbai-400 069.
2. **Developer** : M/s Rockline Properties & Developers Pvt. Ltd.  
Beach Apartment, G-1, A wing,  
Dr. A.B Nair Road, Juhu,  
Vile Parle (E), Mumbai: 400 049.
3. **Society** : "Pankeshahbaba SRA CHS Ltd."

**Sub: Revised LOI** for proposed S. R. Scheme on plot bearing C.T.S.No.151, 151/1 to 61 (New CTS no. 151B), 151C(pt), 152, 152/1 to 43, 153(pt)& 154(pt) of village Ghatkopar, Taluka Kurla, situated at L.B.S Marg, Pankeshahbaba Dargah, Ghatkopar(W), Mumbai - 400 086.  
For "**Pankeshahbaba SRA CHS Ltd.**"

**Ref:** SRA/ENG/1786/N/PL&STGL/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 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 Revised LOI u/no. SRA/ENG/770/RC/PL & STGL/LOI dtd. 23/06/2017&20/01/21. 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	Slum Plot	Non Slum Plot	Total (Sq.mtr)
1	Area of plot considered for the scheme	11,334.49	425.00	11,759.49
2	Deductions for			
	(a) Road setback area	409.12	---	409.12
3	Balance Plot Area for tenement density	10,925.37	425.00	11,350.37
4	Net plot area for FSI computation	10,925.37	425.00	11,350.37
5	Additions for FSI			
	(a) Road setback area	409.12	---	409.12
6	Gross area of plot considered for the FSI	11,334.49	425.00	11,759.49
7	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034.	Sanctioned FSI	1.00	---
8	Total BUA considering FSI (6 x 7)	Sanctioned BUA	425.00	---
9	Proposed built-up area of Rehab	20,127.06	---	20,127.06
10	Area under common passage & amenity	5,342.36	---	5342.36
11	Rehab Component	25,469.42	---	25,469.42
12	Sale Component (1.10 X Rehab Component)	28,016.36	425.00	28,441.36
13	Total Sale BUA permissible in situ (b) (12 - TDR released)	26,796.36	425.00	27,221.36
14	Total sale BUA proposed to be consume in situ	26,796.36	425.00	27,221.36
15	Total BUA sanctioned for the project (9 + 12)	48,143.42	425.00	48,568.42
16	FSI sanction for the scheme (15/6)	4.24	1.00	4.24 + 1.00
17	Total BUA proposed to be consume in situ (9 + 13)	46,923.42	425.00	47,348.42
18	Total FSI consumed in situ	4.14	1.00	4.14 + 1.00
19	TDR Generated (if any) (15 - 17)	1,220.00	--	1,220.00
20	TDR already Released	1,220.00	---	1,220.00
21	Balance TDR	---	---	---
22	No. of Tenements to be Rehabilitated			
(a)	Residential	465	---	465
(b)	Rehab Comm.	43	---	43
(c)	R/C	01	---	01
(d)	Provisional PAP	104 (R) + 14 (C) = 118	---	118
(e)	Regular PAP	112	---	112
(f)	Sanstha	05	---	05
(g)	Balwadi ,	03	---	03
(h)	Welfare Centre	03	---	03
(i)	Society Office	06	---	06
(j)	Library	03	---	03
(k)	Yuka Kendra	03	---	03



(l)	Community Hall	01	---	01
	<b>TOTAL</b>	763		763

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 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.
7. The Amenity Tenements of Balwadi as 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.
8. That after finalization of eligibility of slum dwellers and before OCC of Rehab building you will hand over balance provisional PAP/PAP to Estate Department (SRA) which is permissible as per Reg. 33(10) of DCPR 2034.
9. 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.
10. That the developer shall submit revised environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. So-1533 (E) dtd. 14.09.2006 before asking for development permission for the BUA beyond the earlier MOEF NOC.
11. That you shall submit CFO NOC before asking further CC beyond 32.00 mt. for the Sale Bldg. u/ref.
12. The NOC/Remarks from E.E. (T. & C.) of MCGM for parking layout will be insisted before granting further C.C. to the sale Bldg. in layout u/ref.
13. That the developer shall submit A Registered undertaking for handing over of the fitness center to society free of cost & not misuse the same in future & satisfactory compliances of conditions of fitness center as mentioned in the Govt. Notification dtd. 08/09/2006.
14. The NOC/Remarks from E.E. (M & E) shall be insisted before granting further C.C. to the sale Bldg. in layout u/ref.

15. That you will execute agreement to lease before Sale OCC.
16. That you will maintain Rehab building as per rules & regulations.

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,

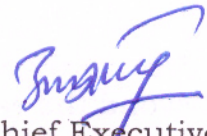
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "N" 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