

## Slum Rehabilitation Authority

Administration Bldg. Anant Kanekar Marg,  
Bandra (East), Mumbai 400 051,  
E-mail: info@sra.gov.in

No: SRA/DDTP/028/L/PL/LOI

Date:

30 JUN 2022

To,

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

**Developer :** M/s. Twin Developer.  
Twin Complex, Phase - I,  
Marol, Maroshi Road, Andheri (E),  
Mumbai - 400 059.

**Subject :** Revised LOI for Slum Rehabilitation Scheme  
(PTC) under DCR 33(14)(D) & Reg. 30 (A) of  
DCPR 2034 on plot bearing S.no.198 (pt) i.e.  
CTS no. 1(pt) of village-Kurla C.S.T. Road,  
Kurla, 'L' ward.

**Reference :** SRA/DDTP/028/L/PL/LOI.

Sir,

By direction of CEO (SRA) this office is pleased to issue this **Revised Letter of Intent** to inform you that, your above proposal is considered and principally approved for grant of 2.50 FSI (TWO POINT FIVE ZERO FSI) in accordance with D. C. Regulation No. 33 (14) (D) & Reg. 30 (A) of DCPR 2034

## SRA/DDTP/028/L/PL/LOI

amended D. C. Regulations out of which maximum FSI as per table below shall be allowed to be consumed on the slum plot subject to the following conditions.

- 1) That all conditions of Letter of Intent issued under No. SRA/DDTP/028/L/PL/LOI dt. 05/03/2001, 28/12/2004, 27/07/2012 & 05/04/2014 shall be continued as it is with change in parameters & further additional conditions as below:

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

Sr. No.	Description	Proposed Parameter (sq.mt.)		
		As per Reg. 33(14)(D) of DCR 1991	As per Reg. 30 (A) of DCPR 2034	Total
1.	Plot Area	10590.88	992.00	11,582.88
2	Deduction for			
A.	Road Setback	254.28	214.85	469.13
B.	Proposed Road	---	---	---
C.	Any Reservation	---	---	---
	Total (A +B+C)	254.28	214.85	469.13
3.	Balance area of plot (1-2)	10,336.60	777.15	11,113.75
4.	Deduction for 15% R.G.	1550.49	---	1,550.49
5.	Net area of plot	8786.11	777.15	9,563.26
6.	Add. D.P. Road	254.28	---	254.28
7.	Total plot area for FSI	9040.39	777.15	9,817.54
8.	Max permissible FSI	2.50	(1 + 1 + 0.5 = 2.50) 1.00 (Zonal) + 1.00 (Admissible TDR) + 0.50 (Additional FSI on payment of premium)	--
	a) Zonal FSI	1.00		
	b) Addl. Transit/TDR	0.75		
	c) Addl. Sale/Premium FSI	0.75		
9.	Maximum permissible BUA on plot	22600.98	1942.88	24,543.85
	a) Zonal FSI	9040.39	777.15	
	b) Addl. Transit/TDR	6780.29	777.15	
	c) Addl. Sale/Premium FSI	6780.29	388.58	
9A	Proposed BUA on plot	22600.98	1942.88	24,543.85
	a) Zonal FSI	9040.39	777.15	
	b) Addl. Transit/TDR	6797.30	777.15	
	c) Addl. Sale/Premium FSI	6763.28	388.58	
10.	FSI equivalent to TDR permissible in lieu of handing over land under setback area & D.P road over & above permissible BUA as per column (7) of Table (12) of Reg. 30.			
	Total area of Setback + D.P Road	---	214.85	214.85
	Extent of TDR or DR as per Table 12A of Reg.32	--	2.0 times	2.0 times
	Permissible BUA equivalent to extent	---	429.70	429.70



**SRA/DDTP/028/L/PL/LOI**

	of TDR as per Table 12A of Reg.32 (2 X 2A)			
		----	As per sanctioned modification dt. 24/11/2021, this is permissible up-to 25% of 1942.88 sq.m. i.e. 485.72 sq.m.	
12.	Proposed BUA for PTC	---	---	6797.30
13.	BUA towards PH to be handed over	---	---	981.75
14.	Total Sale BUA Permissible in the Layout.	9040.39 + 6763.28 = 15803.67	777.15 + 777.15 + 388.58 + 429.70 = 2372.58	18,176.25 sq.mt.

- 2) This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33 (14)(D) upon land, which is not your property.
- 3) That the Arithmetical error if any revealed at any time shall be corrected on either side.
- 4) That the PTC tenements shall be marked as a PTC tenement on front doors prominently. After Completion of the building, PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
- 5) That you shall submit the revised N.O.C from Chief fire officer & E.E.(T&C) for parking layout before asking Plinth CC to the last sale wing/bldg. of the layout.
- 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) That you shall submit undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation 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 developers.
- 8) That you shall submit the MMRDA NOC for the influence zone of proposed alignment of Metrorail/Monorail before asking full CC to the wing A & E of Sale Bldg. No. 1.

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 (14)D & Reg. 30 (A) of DCPR 2034 in the office of the undersigned.

Yours faithfully,

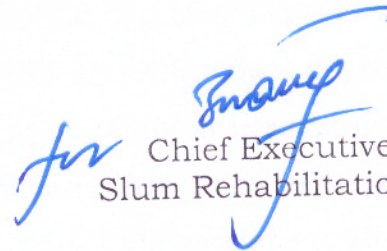


Chief Executive Officer,  
Slum Rehabilitation Authority.

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Chief Engineer (Development Plan), M.C.G.M.
4. Assistant Commissioner, "L" Ward, M.C.G.M.
5. Addl. /Dy. Collector of Mumbai MSD etc. as applicable.
6. Deputy Collector (SRA) – Copy for information with a request 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.

  
Chief Executive Officer,  
Slum Rehabilitation Authority.