



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2740/PN/PL /LOI

Date:

6 JUL 2022

1. **Architect** : Shri. Pushkar B.S. of
M/s Pushkar Consultants
1st floor, Aditya Kutir, 4th Road,
Khar (W), Mumbai - 400 052.
2. **Developer** : M/s.Harasiddh Corporation
Tulsi Villa, Poddar Road,
Santacruz (W), Mumbai
400 054.
3. **Society** : "Jai Ganesh SRA CHS".

Sub: Issue of Revised LOI- Proposed S. R. Scheme on plot bearing CTS Nos. 610A/1C(pt.) and 677A(pt.) of Village Malad(E), Malad (E), Mumbai, for "**Jai Ganesh SRA CHS**".

Ref : SRA/ENG/2740/PN/PL/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 LOI u/no. SRA/ENG/2740/PN/PL /LOI dtd. 21/05/2018 and dtd. 30/09/2019. 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	Particular	Parameters
		Area (in Sq. mt.)
1	Area of slum plot / slum	2425.41
2	Deduction for a) Road Set back area b) Reservations if any	Nil
3	Balance area (1-2)	2425.41
4	Deduction 15 % R.G. (if applicable)	Nil
5	Net area of plot for computation of T/S density.	2425.41
6	Addition for FSI purpose. 2 (a & b) above	Nil
7	Total Plot Area for FSI Purpose	2425.41
8	Max. in situ Permissible F.S.I. or sanctioned BUA whichever is higher.	3.00
9	Rebab BUA	4367.17
10	Passage & Amenity (Existing & Proposed) BUA	1619.51
11	Rehab Component	5986.68
12	In centive factor	1.00
13	Sale Component permissible (11 x 12)	5986.68
14	Total BUA to be sanctioned for schème (9 + 11)	10353.85

15	Total FSI sanctioned for scheme	4.26
16	Sale BUA permissible in situ	5986.68
17	Sale BUA Proposed in situ	5986.68
18	TDR permissible	Nil
19	Total rehab tenements	129
20	No. of PAP tenement in the Scheme	4 nos.

4. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.

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

Yours faithfully,

-sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Addl. /Dy. Collector of Mumbai MSD etc. as applicable.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for *[Signature]*
Chief Executive Officer
Slum Rehabilitation Authority