



**SLUM REHABILITATION AUTHORITY**

No.: **SRA/ENG/1427/PN/PL/LOI**

Date: **11 MAY 2023**

1. **Architect** : Shri R.P. Hingoo of  
M/s. Rasik P. Hingoo Associates,  
106, Pargav, Next to Patkar College,  
S.V. Road, Goregaon (W)  
Mumbai- 400 062
2. **Developer** : M/s. Mauli Sai Developers Pvt. Ltd.,  
Mauli Plaza, 1<sup>st</sup> floor, Mauli Bharat Udyog  
Nagar, Beside Sainath Industrial Estate,  
Kotkar Road, Goregaon (East),  
Mumbai-400 063.
3. **Society** : Ambewadi Sahakari Grihanirman Sanstha Ltd.

**Sub :** Revised LOI- proposed S.R. Scheme on plot bearing CTS No. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/ 1 to 3, 417, 417/ 1, 418, 418/ 1 to 4, 419, 419/ 1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/ 1 to 5 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436/ 1 to 3, 441 (pt) Village Kurar, Taluka Borivali, Malad (E), Mumbai.

**Ref :** SRA/ENG/1427/PN/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to revised LOI dated 15/01/2015 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/1427/PN/PL/LOI dtd.05/03/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under -



**Condition No. 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, eligibility etc. the parameters shall be got revised from time to time.

Sr. No.	Description	As per last approved LOI dtd.05/03/2021	Proposed revised parameters.
1.	Gross plot area for S.R. Scheme	8807.19	8807.19
2.	Total Deduction for		
	(i) Area Not in possession	30.00	30.00
3.	Balance plot area	8777.19	8777.19
	Less : Deductions		
	(i) Setback / D. P. Road	1559.78	1559.78
	(ii) R.G. reservation	17.13	17.13
	Total Deduction (i + ii)	1576.91	1576.91
4.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R.- 2034.	7200.28	7200.28
5.	Amenity open space as per reg. 14 = 7200.28 X 5% X 35%	126.00	126.00
6.	Net plot area	7074.28	7074.28
7.	Addition for FSI purpose	1559.78	1559.78
8.	Total plot area for FSI purpose	8,634.06	8,634.06
9.	Minimum FSI to be attained as per clause 3.8 of 33(10) of D.C.P.R.- 2034	3.00/ Sanctioned FSI, whichever is higher.	3.00/ Sanctioned FSI, whichever is higher.
10.	Incentive FSI: 1:1.15 i.e. less than 01 Ha. in Ambewadi SRA CHS.	1:1.15	1:1.15
11.	Rehab Built up area (excluding areas under staircase & common passage)	13486.07	13486.07
	As per 1991	As per 2034	
	7414.46 sq. mt.	6,405.66 sq. mt.	
12.	Rehab Passage & amenities area	5121.75	5121.75
	As per 1991	As per 2034	
	3,014.66 sq. mt.	1,972.79	
13.	Rehabilitation Component	18620.27	18620.27
	As per 1991	As per 2034	
	10429.12 sq. mt.	8,390.90	
14.	Permissible incentive BUA as per Table of Clause 3.2 of DCPR 33(10).	1 : 1.15	1 : 1.15
15.	Permissible Sale Component	21413.31	21413.31
16.	Sale BUA proposed in-situ	21413.31	21413.31
17.	Total BUA proposed to be consumed in-situ (11 + 16)	34899.38	34899.38
18.	FSI proposed to be consumed/ in-situ	4.04	4.04



19.	Spill over TDR generated in the scheme	-	-
20.	No. of Eligible slum dwellers to be accommodated in scheme.		
	Eligible Rehab Residential	328 Nos.	352 Nos.
	Eligible Rehab Comm.	17 Nos.	22 Nos.
	Eligible Rehab Resi. Cum Comm.	1 No.	2 No.
	Eligible Existing Amenity	Nil	Nil
21.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of D.C.P.R.- 2034.	Nil	Nil
22.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of D.C.P.R.- 2034.		
	Provisional PAP Residential	62 Nos.	37 Nos.
	Provisional PAP Commercial	10 Nos.	5 Nos.
	Provisional PAP Resi. cum Comm.	Nil	Nil
	Provisional PAP Religious structure.	2 Nos.	2 Nos.

**Additional Conditions:**

1. That you shall make provision of all additional slum dwellers and get the revised LOI within six months.

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 DCPR-2034 of Regulation No. 33(10) in the office of the undersigned

Yours faithfully,

*-sd-*

Dy. Chief Engineer  
Slum Rehabilitation Authority

**Copy to:**

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "P/N" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

*[Signature]*  
Dy. Chief Engineer  
Slum Rehabilitation Authority