



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2189/PS/MHL/LOI

Date: **20 FEB 2023**

Architect : Shri. Rasik P. Hingoo of
M/s. Rasik P. Hingoo Associates,
Office 106, Pagrav, Next to Patkar College,
S.V. Road, Goregoan (W), Mumbai- 400 062.

Developer : M/s. Laxmidevi Developers
1st floor, Laxmi Callista, Plot No. 283, Road No-3,
Jawhar Nagar, Near Suvidha Hospital,
Goregaon (W), Mumbai-62.

Society : "Amrapali Mahila SRA CHS LTD".

Sub.: Revised LOI for the Proposed S.R. Scheme under regulation 33(10) of DCPR 2034 on plot bearing CTS No. 50A (pt.) at Village Pahadi Goregaon, at Teen Dongari, Shivaji Nagar, Taluka-Borivali, Goregaon(W), Mumbai-400 090 for "Amrapali Mahila SRA CHS LTD".

Ref.: SRA/ENG/2189/PS/MHL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on basis of documents submitted by applicant, and in continuation to earlier LOI dated 17/12/2020, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions -

1. That all the conditions mentioned in LOI under no. SRA/ENG/2790/PS/PL/LOI dated 17/12/2020 shall be complied with.
2. 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.

SRA/ENG/2189/PS/MHL/LOI

The salient features of the scheme are as under:

Sr. No	Description	Revised scheme parameter (Area in sq.mt.)
1	Plot area of the scheme	1945.00
2	Deduction for	
	a) Area under Setback	Nil
	b) D.P. reservation Hostel (367.44/3)	122.48
	c) D.P. reservation Hospital (111.91/3)	37.30
	Total:	159.78
3	Net area of plot for computation of T/S density. (1-2)	1785.22
4	Addition for FSI	
	a) Area under Set Back	Nil
	b) D.P. reservation Hostel (367.44/3)	122.48
	c) D.P. reservation Hospital (111.91/3)	37.30
	Total:	159.78
5	Total Plot Area for FSI Purpose	1945.00
6	Maximum Permissible FSI on plot	3.00 OR upto sanctioned FSI whichever is higher.
7	BUA permissible on plot (5 x 6)	5835.00
8	Rehab BUA	4361.47
9	Rehab passages & Amenity Area	1124.25
10	Rehab Component (8 + 9)	5485.72
11	Sale Component (Incentive 1:100)	5485.72
12	BUA in lieu of buildable Hostel reservation	197.61
13	BUA in lieu of buildable Hospital reservation	18.66
14	Total BUA sanctioned for the project (8 + 11 + 12 + 13)	10063.46
15	Total FSI sanctioned for the project (14/5)	5.17
16	Sale BUA Permissible in-situ (11+12 + 13)	5701.99
17	Sale BUA proposed in-situ	5701.99
18	No. of Rehab t/s. to be accommodated <ul style="list-style-type: none"> • Rehab Residential • Rehab Commercial • R/C • Religious structure 	108 Nos. 13 Nos. 02 Nos. 02 Nos.
19	Provisional PAP tenements as against non-eligible tenements as per Reg. 3.12(C). <ul style="list-style-type: none"> • Residential • Commercial 	09 Nos. 09 Nos.
20	Amenities : <ul style="list-style-type: none"> • Balwadi • Welfare Hall • Society Office • Fitness centre • Library 	01 No. 01 No. 01 No. 01 No. 01 No.

SRA/ENG/2189/PS/MHL/LOI

3. That you shall obtain the Development permission/concurrence from MCGM for buildable reservation of Hospital (RH 1.2) or as decided by MCGM before CC to the said structure or before last 10% CC of Sale BUA which is earlier.
4. That you shall demarcate the scheme plot from CTSO/DSLR before granting CC to the Sale wing -B of composite building.
5. That you shall submit the Society NOC before approval of plans of the Kapilvastu Buddha Vihar Amrapali Sanstha.
6. That you shall submit the Society NOC as well as NOC from Panchshileshwar Shiv Seva Trust Mandir, especially for proposed area before approval of plans.
7. That you shall submit Revised NOC from CFO before further CC to the Rehab Wing 'A' of composite building.
8. That you shall submit Revised NOC for parking layout before granting Further CC to Rehab Wing 'A' of composite building.
9. That you shall submit NOC from electric supply company for size and location before Further CC to Sale wing B of composite building.
10. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the modified D.C.P.R of 2034 in the office of the undersigned within 90 days from receipt of this 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. Collector Mumbai Suburban District.
3. Assistant Commissioner, "P/S" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.
6. Deputy Collector (SRA)-Copy for information to take further necessary action as per circular no.37
7. Land Owning Authority (MHADA)

for *Signature*
Chief Executive Officer
Slum Rehabilitation Authority