



SRA/ED/OW/2022/23769/MC

SLUM REHABILITATION AUTHORITY

No. SRA/DDTP/017/MW/PL/LOI

Date:

14 JUN 2022

1. **Lic. Surveyor** : Shri. S.S. Shinde of
M/s. Bidco Engineering Division,
9th Floor, HDIL Towers, Anant Kanekar Marg,
Station Road, Bandra (E), Mumbai – 400 051.
2. **Developer** : M/s. Housing Development & Infrastructure
LTD.
9th Floor, HDIL Towers, Anant Kanekar Marg,
Station Road, Bandra (E), Mumbai – 400 051.
- Sub** : Issue of revised LOI for scheme parameters under clause 3.11
read with clause 3.5 & 3.19(ii) of Appendix-IV of Regulation
33(10) of DCR-1991 on plot bearing CTS No. 604, 605 of Village
Mahul Situated in Special Industrial Zone (I-3), Chembur, in M
Ward.
- Ref** : 1. Draft para issued by Principal Accountant General (Audit)-
I, Maharashtra dtd.14/12/2018.
2. Clarification issued by U.D. Department of Govt. of
Maharashtra dtd.14/05/2019.
3. LOI issued under no. SRA/DDTP/017/MW/PL/LOI,
dtd.16/06/2010.

Gentlemen,

By direction of Hon'ble CEO (SRA), Committee has been formed under chairmanship of Secretary (SRA) for reviewing the cases under Audit objection raised by Indian Audit and Accounts Department, Office of the Principal Account General (Audit)-I dated 14/12/2018. Audit General para no. 3.9.

Accordingly, scheme parameter are revised for subject scheme in lieu of deduction of area of staircase and lift lobby from rehab built up area. The revised scheme parameters are as below,

Sr. No.	Description	As per LOI dtd. 16/06/2010	Proposed Revision after correction in Rehab Built up area/component
1.	Gross area of plot	9246.19	9246.19
2.	Encroachment area	NIL	NIL
3.	Deduction for a. 10% Amenity Space	1386.93	1386.93
4.	Net area of plot	7859.26	7859.26
5.	Additions for FSI purpose a. 10% Amenity Space	1386.93	1386.93

6.	Area of plot arrived at for FSI purpose	9246.19	9246.19
7.	Maximum permissible FSI	3.00	3.00
8.	Maximum BUA permissible on plot	27738.57	27738.57
9.	Rehab BUA for FSI purpose	9584.91	9584.91
10.	Rehab Component	18405.41	15133.10
11.	Sale Component	24479.20	20127.02
12.	BUA sanctioned for the Scheme	34064.11	29712.02
13.	FSI sanctioned for the Scheme	3.684	3.213
14.	Sale BUA proposed in-situ	NIL	NIL
15.	Total BUA proposed to be consumed on plot	9584.91	9584.91
16.	FSI proposed to be consumed on plot	1.036	1.036
17.	Land TDR	9246.19	9246.19
18.	Construction TDR	24479.20	20127.02
19.	No. of rehab tenements to be reaccommodated including amenities	420 nos.	420 nos.

Apart from this there is no any changes in terms and conditions of LOI issued on 16/06/2010 for subjected scheme.

Yours faithfully,



Executive Engineer-M/E
Slum Rehabilitation Authority

(As approved by Hon'ble CEO/SRA)

Copy to:

I.T. Section (SRA), to publish this LOI on SRA website.

