



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1102/KW/MHL/LOI,  
SRA/ENG/1103/KW/MHL/LOI &  
SRA/ENG/1655/HW/MHL/LOI.

Date: - 2 'AUG 2022

1. **Lic. Surveyor** : Shri Suyog Shet of M/s. MITI  
D-2, Chitrapoor CHS.,  
27<sup>th</sup> Road, Bandra (W),  
Mumbai - 400 050.
2. **Developer** : M/s. NIMESH GLOBAL SYNDICATE.  
02, Home stead, 16, Dattatray Road,  
Santacruz (west), Mumbai - 400505.
3. **Society** : "Anand SRA CHS. Ltd., Valmiki SRA CHS. Ltd.  
and New Hanuman Nagar SRA CHS Prop.

Subject : Revised LOI for Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1A (pt), Anand Nagar, Village Oshiwara, Off Link Road, Jogeshwari (W), Mumbai - 400 102 for Anand SRA CHS. Ltd., and Valmiki SRA CHS. Ltd. in Kw Ward and clubbed with New Hanuman Nagar SRA CHS. (Prop) C.T.S. No. 1084/A village Bandra, Off Carter Road, Khar (W), in H/W Ward Mumbai.

Ref : SRA/ENG/1102/KW/MHL/LOI, SRA/ENG/1103/KW/MHL/LOI &  
SRA/ENG/1655/HW/MHL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in Continuation to earlier LOI date 29.07.2010, 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 condition.

1. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
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



**SRA/ENG/1102/KW/MHL/LOI, SRA/ENG/1103/KW/MHL/LOI &  
SRA/ENG/1655/HW/MHL/LOI.**

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	Description	As per earlier LOI dated 29.07.2010		Now proposed		
		Anand Nagar SRA CHS & Valmiki Nagar SRA CHS	New Hanuman Nagar SRA CHS	Anand Nagar SRA CHS & Valmiki Nagar SRA CHS	New Hanuman Nagar SRA CHS	Total
1.	Area of plot	6183.60	2563.00	6183.60	2563.00	
2.	Deduction for					
	a. Road set back	115.21		115.21		
	Any reservation 15% of net plot /FSI		307.56		307.56	
	Total	115.21	307.56	115.21	307.56	
3.	Net area of plot	6068.39	2255.44	6068.39	2255.44	
4.	Area of plot considered for the scheme	6183.60	2563.00	6183.60	2563.00	
5.	FSI Permissible	3.00	1.25	4.00	1.25	
6.	Total Rehab BUA (Excluding arears under staircase, common passage & amenity)		12670.25		16364.16 (11142.21 for Anand & Valmiki + 5221.95 for Hanuman Nagar)	16364.16
7.	Area common passage & amenity		6013.68		6893.45 (4622.49 for Anand & Valmiki + 2270.96 for Hanuman Nagar)	6893.45
8.	Total Rehab Component		18683.93		23257.61 (15764.70 for Anand & Valmiki + 7492.91 for Hanuman Nagar)	23257.61
9.	Total Sale Component Permissible		18683.93	15764.70	7492.91 Transfer from Anand Nagar & Valmiki Nagar	23257.61
10.	TDR already recommended			5300.00	--	5300.00
11.	Balance sale component		18683.93	10464.70 (Total sale comp 23257.61 - TDR recommended 5300 - 7492.91 transferred to Hanuman Nagar)	7492.91	17957.61
12.	Permissible Sale in situ	5880.55	3203.75	10464.70	7492.91	17957.61
13.	Total BUA approved for the scheme.	25547.09	5806.99	26906.91	12714.86	39621.77
14.	FSI sanctioned for the scheme	4.13	2.26	4.35	4.96	
15.	FSI proposed to consume on site	3.00	1.25	4.35	1.25	
16.	Eligible Residential	323 Nos		319 Nos	135 Nos	
	Eligible commercial	06 Nos		25 Nos	--	



**SRA/ENG/1102/KW/MHL/LOI, SRA/ENG/1103/KW/MHL/LOI &  
SRA/ENG/1655/HW/MHL/LOI.**

Eligible Residential & commercial	03 Nos	04 Nos	--	
Residential PAP	108	--	--	
Provisional Residential PAP	--	45 Nos	45 Nos	
Provisional Commercial PAP		10 Nos	03 Nos	
Provisional Residential & commercial	--	01 Nos	--	
Balwadi	05 Nos	06 Nos		
Welfare center	05 Nos	06 Nos		
Society office	05 Nos	06 Nos		

3. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no. 2 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq.mt. free of cost.  
The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
4. That you shall pay premium for deficiency in Open Space for Composite building at the time of OCC of Composite building.
5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034 for balance tenements and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
6. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
7. That you shall submit the CFO NOC for Sale Building before asking plinth C.C.
8. That you shall submit the Revised Annexure III within one month after issue of LOI.



**SRA/ENG/1102/KW/MHL/LOI, SRA/ENG/1103/KW/MHL/LOI &  
SRA/ENG/1655/HW/MHL/LOI.**

9. That You Shall get D.P. Road/set back land demarcated from A.E. (Survey)/D.P./T&C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
10. That you shall submit the NOC/Remarks from E.E. (T. & C.) of MCGM /Traffic Consultant as per EODB guideline for parking layout shall be insist before plinth C.C. to the building
11. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
12. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
13. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.

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 DCR 1991 & DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

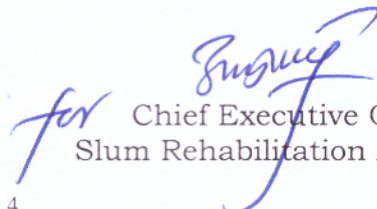
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/W" Ward, M.C.G.M.
4. Addl/Dy. Collector of K/W Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further
7. H.E. of MCGM.
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority