SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2882/KW/PL/LOI
Date: 13 JAN 2022

1. **Architect** : **Shri. Tushar S. Sali of**
M/s. Point To Point Architects and Consultants,
702, 765- Fly Edge, Near Kora Kendra Flyover, Opp. Pushp Vinod – 1, S. V. Road, Borivali (W), Mumbai – 400 092.

2. **Developer** : **M/s. Lashkaria Housing & Infrastructure Private Limited.**
Lashkaria Anurag, 1st floor, J.P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai – 400 053.

3. **Society** : "New Ujala SRA CHS LTD."

Subject : Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS. No. 325. 325/1 & 326 of village Oshivara, Tal. Andheri, Opp. Parsi Colony, Behrambaug, Jogeshwari (West), Mumabi – 400 102, K/W ward, Under the Reg. of 33(10) of DCPR- 2034.

Ref : **SRA/ ENG/2882/KW/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** subject to the following conditions.

The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number SRA/ENG/2882/KW/PL/LOI dtd. 28/08/2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under:

1. 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.	DESCRIPTION		Parameter as per proposed amended LOI
1	Plot area considered for proposal		2536.10
2	Deduction		
	a)	Road Set-Back	538.22
	b)	Reservation if any	
3	Balance Plot Area (1 – 2)		1997.88
4	Deduction 15 % R.G. (if applicable)		-
5	Net area of plot for computation of T/S/ density		1997.88
6	Addition For FSI Purpose 2 (a & b) above		538.22
7	Total Plot Area for FSI Purpose		2536.10
8	Max. FSI permissible on plot		4.00/ Sanctioned
9	Max. BUA permissible on plot		-
10	Rehab Built-up Area		5841.59
11	Passage & Amenity + Existing Amenity		3037.47
12	Rehabilitation Component as per DCPR 33(10)		8876.59
13	Sale Component as per DCPR 33(10)		
14	Incentive FSI (12 x 1.0) (i.e as per para 4 of above report)		8876.59
15	Permissible Free Sale Component in-situ		8876.34
16	Total BUA approved for the Scheme (10 + 14)		14717.93
17	Total FSI sanctioned for the Scheme (16/7)		5.80
18	Total Sale BUA proposed in-situ		8876.34
19	Total BUA proposed to be consumed in-situ (10 + 18)		14717.93
20	FSI proposed to be consumed in-situ (19/7)		5.80
21	Spill over TDR in the scheme (16 – 19)		-
22	Nos. of slum dwellers with Existing Amenities to be accommodated as per Anne-II		183
23	Nos. of Eligible T/s. in the scheme		
	i	Residential	67
	ii	Residential Cum Commercial	-
	iii	Commercial	16
	Total – A		83

24	Nos. of PAP's tenements (Provision for Non Eligible Slum Dwellers till decision for appeal)		
	i	Residential	77
	ii	Residential Cum Commercial	-
	iii	Commercial	15
	iv	Closed	06
	v	Not in use	02
	Total – B		100
25	Unbuildable Reservation i.e. Road Set-back. Area to be handed over to M.C.G.M		538.22

2. That the Amenity Tenements i.e. 01 Balwadi, 01 Welfare Center, 01 Society Office and additional 2 Amenity shall be handed over to the use for specific purpose only.

3. That you shall submit Revised NOC from CFO, MCGM and EE (T&C) MCGM as per amendment proposed in planning before CC re-endorsement of building under reference.

4. That you shall submit Revised NOC from Ch. Eng. (M&E) before granting further C.C. to building under reference.

5. You shall submit Revised NOC from electric supply company regarding size & location of sub-station & meter rooms proposed in composite building before asking Full OC in the scheme.

6. That you shall submit regd. Undertaking from developer will be insisted stating that if the plinth area is constructed beyond boundary or permissible limit then he will demolish the same and will responsible for any litigation arise due to the same and SRA and its officer will not be a party in this regard.

7. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.

8. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.

9. That you shall pay necessary charges at various stages as per prevailing policy of SRA.

Yours faithfully,

sd/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Mun. Commissioner, "KW" Ward, M.C.G.M.
4. Addl/Dy.Collector (Enc. & Rem.) MSD.
5. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

for Chief Executive Officer
Slum Rehabilitation Authority