



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1740/N/PL/LOI

Date: 15 AUG 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. Atlantic Construction Co.**
209, Atlantic Commercial Tower,
Patel Chowk, Ghatkopar (East),
Mumbai - 400 077.
3. **Society** : "Baldev Singh Thakur SRA CHS Ltd."

Subject : Issue of Revised LOI for the proposed S.R. Scheme on land bearing C.T.S. No. 489, 489/1 to 35 (pt) of village Kirol, Vidyavihar (E), Mumbai- 400 077 in 'N' Ward of MCGM.

Ref : **SRA/ENG/1740/N/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/1740/N/PL/LOI dtd. 25/02/2020 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.

SRA/ENG/1740/N/PL/LOI**The salient features of the scheme are as under:**

Sr. No.	Description	Parameter as per proposed amended LOI	
		Slum	Non-Slum
1.	Total plot area	1001.97	403.92
2.	Deduction for Road set back area	39.79	Nil
3.	Balance area of plot (1-2)	962.18	403.92
4.	Any Deduction	Nil	Nil
5.	Net area of plot	962.18	403.92
6.	Addition for FSI purpose	39.79	Nil
7.	Total plot area for FSI purpose	1001.97	403.92
8.	Max. FSI permissible on plot	As per sub Reg.3.8 of Reg. 33(10) of DCPR 2034.	1.00
9.	Max. BUA permissible on plot		403.92
10.	Rehab Built up area (excluding areas under staircase & common passage)	3164.63	--
11.	Passage area & Amenity structure area	670.81	--
12.	Rehabilitation Component	3835.44	--
13.	Sale Component	3835.44	807.84
14.	Total BUA approved for the Scheme (10 +13)	7000.07	807.84
15.	Total FSI sanctioned for the scheme (15/7)	6.99	2.00
16.	TDR if any	--	--
17.	No. of slum dwellers to be accommodated	72	--
18.	No. of provisional PAP tenements in the Scheme	25	--
19.	No. of Amenities	05	--

- 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.
- 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.
- 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.

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5. 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.
6. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
7. That you shall pay necessary charges at various stages as per prevailing policy of SRA.

Yours faithfully,



Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Assistant Mun. Commissioner, "N" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of M.C.G.M.
4. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,



Deputy Chief Engineer
Slum Rehabilitation Authority