



**SLUM REHABILITATION AUTHORITY**

No.: SRA/ENG/1240/PN/MCGM-MHADA/LOI

Date:

5 JAN 2022

- 1. License Surveyor:** Shri. Vivek J. Bhole of M/s. Vivek Bhole Architects Pvt. Ltd.  
1<sup>st</sup> Floor, Pinnacle Business Park, MIDC, Andheri (E), Mumbai 400093.
- 2. Developer :** M/s. Riddhi Siddhi Construction  
9th Floor, Hallmark Business Plaza, Opp. Gurunanak Hospital, Sant Gyaneshwar Marg, Bandra (E), Mumbai – 400051.
- 3. Society :** 1) "Malad Ganesh Prasad CHS Ltd.  
2) "Shree jai Santoshi Mata Chs Ltd.  
3) Ganesh Krupa CHS Ltd

**Subject:-** **Revise LOI** for Slum Rehabilitation Scheme under section 33(10) on plot bearing CTS No. 104(pt), 118H, 118/E/1(pt), 118G(pt), 118H, 118I(pt), 118K(pt), 118L(Pt) of Village Malad at Malad (E), Mumbai- 400097 for "Malad Ganesh Prasad SRA CHS. Ltd." "Shree Jai Santoshi Mata SRA CHS Ltd." and "Ganesh Krupa CHS (proposed)".

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on land bearing C.T.S number 104(pt), 118H, 118/E/1(pt), 118G(pt), 118H, 118I(pt), 118K(pt), 118L(Pt) this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of 3.41 (Three point Four One) for area as per Reg. 33(10) D.C.P Regulations, 2034, subject to the following conditions :-

This LOI is issued in continuation with the earlier LOI issued under No. SRA/ENG/1240/PN/MCGM-MHADA/LOI dated 25/11/2019. It stands modified with respect to the condition mentioned herein below:

**The salient features of the scheme are as under:**

Sr.No.	Particulars	Now Proposed
1	Area of Slum plot	13099.64
2	<b>Deduction</b>	
	a) Road setback area	1452.79
	b) Secondary School (SAS)	398.77
3	Total Deduction	1851.56
4	Balance area	<b>11248.08</b>
5	Net plot area T/S density	11248.08
6	Addition for FSI (2 above)	1851.56
7	Total Plot area for FSI purpose	<b>13099.64</b>
8	Max permissible BUA In situ	42714.76
9	Rehab Built Up Area	18843.75
10	Passage and amenity BUA	4733.84
11	Rehab Component	23577.56
12	Sale Component permissible (Including Incentive FSI = 1.10)	25935.32
13	Total BUA sanctioned for the project	44779.06
14	FSI sanctioned for the project	3.41
15	Sale BUA permissible	25935.32
16	Total Fungible permissible	9077.36
17	Total Sale BUA Permissible (Incl. Fungible)	35012.68
18	Total sale BUA currently proposed	30499.29
19	<b>A) Nos. of slum dwellers to be re-accommodated</b>	
	Rehab Residential	528
	Rehab Commercial	12
	Rehab R/C	8
	Amenities	2
	<b>Total</b>	<b>550</b>
	<b>B) Amenities to be provided</b>	
	Aanganwadi(Balwadi)	6
	Welfare Centre	7
	Society Office	7
	Skill Development Centre	2
	Library	2
	<b>Total</b>	<b>24</b>
20	<b>No. Of PAP generated in the scheme(Actual)</b>	<b>78</b>
21	<b>No. Of PAP generated in the scheme(Provisional)</b>	<b>38</b>

1. All the conditions in the previous LOI dtd. 25/11/2019 shall be complied with.

2. This revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
3. The developer shall submit the final eligibility status for all the tenements in the scheme before asking for final OCC to all the rehab buildings. Till that time the non-eligible tenements shall be treated as PAP tenements.
4. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of the ASR rate for land the Slum Rehabilitation Authority.
5. That the developer shall comply all the conditions mentioned in the circular dated 28/08/2019 issued by GOM relevant to amendment in section 15(A) of Slum Act, 1971.
6. That you shall execute a registered agreement to lease and lease deed as per SRA Circular no 195 vide No. CEO/SRA/LA/2020/459 dtd 14/09/2020.
7. That you shall obtain NOC/Remark from concern electric department regarding sizes of meter room area before asking plinth CC to respective buildings in the scheme u/r.
8. That you shall obtain NOC/Remark from CFO department before asking plinth CC to respective buildings in the scheme u/r.
9. The NOC from E.E. (T & C) for parking layout and NOC from E.E. (M & E) will be insisted before further C.C. to respective buildings in the scheme u/r.
10. That you shall appoint License plumber for design & supervision of drainage work and the completion certificate from license plumber shall be insisted before OCC to the respective buildings in the scheme u/r.
11. The structural stability certificate from appointed License Structural Engineer shall be insisted after completion of the respective building in the scheme.

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

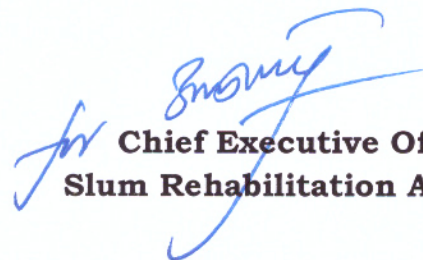


**Chief Executive Officer  
Slum Rehabilitation Authority**

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

**Copy to:**

1. Municipal Commissioner, MCGM
2. Addl. Collector (Ench. /Rem.) Mumbai Suburban
3. Chief Engineer (Development Plan), MCGM
4. Assistant Commissioner "P/North" Ward of MCGM.
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this LOI on SRA website



**Chief Executive Officer  
Slum Rehabilitation Authority**