



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/604/HE/MHL/LOI.

Date: 12 JUL 2023

1. **Architect** : Smt. Leena Churi of M/s Essaar Group,
B/105,106, Shivam Square,
Sahar Road,
Andheri (East), Mumbai -400069.
2. **Developer** : M/s DLH Stelmac Developers Pvt. Ltd.
Dev Plaza, 10th Floor,
S. V Road, Andheri (W),
Mumbai - 400058.
3. **Society** : "Bandra (East) Ghausia Compound CHS Ltd"

Subject : Revised Clubbed LOI of the Slum Rehabilitation Scheme under reg. 33(10) of DCPR 2034 on Plot bearing CTS No. 418A(pt),418/541(pt), 418/545 - 548, 418/566-567, 418//568(pt), 418/569-572, 418/574(pt), 418/576(pt), 418/636-677, 418/678(pt), 418/679-680, 418/681(pt), 418/682(pt), 418/683-714, 418/715(pt) & 418/716(pt) of Village Bandra (East) at Aliyaware Jung Marg, Bandra (East). for Bandra (East) Ghausia Compound CHS Ltd. **(Scheme 2)** by clubbing it with S.R. Scheme under Reg. 33 (11) of DCPR-2034 on plot bearing CTS No. 328/A & 328/B with corresponding F. P. No. 82/11, TPS- Santacruz II, of Village Bandra for Padbidri Deep Prakash CHS Ltd.**(Scheme 1)**

Gentlemen/Madam,

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 Clubbed Letter of Intent.

All the conditions of the earlier LOI issued under even no. dated 10.10.2022 remain in force; however following conditions shall be revised herewith and read as under:

Condition no. 4:

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, PAP etc. the parameters shall be got revised from time to time.

Sr No	Area Statement of Scheme 2	Area in sq.mt.
1	Gross Slum Plot Area	4914.34
2	Deductions for;	
	a. Proposed Road D.P. Road.	Nil
	b. Total Deduction	Nil
3	Amenity Plot area [as per reg 14(A)]	86
4	Net area of the plot	4828.34
5	Additions for	
	c. Proposed Road D.P. Road.	Nil
	d. Total Deduction	Nil
6	Plot Area for FSI	4828.34
7	Maximum FSI permissible on plot	4.00/ or sanctioned
8	Maximum Built up Area permissible on plot	
9	Rehabilitation BUA for FSI purpose	10714.51
10	i. Area of common passage & B.W./W.C./S.O	7218.46
11	Rehabilitation Component (9+10)	17932.97
12	Sale Component (1:1.05)	18829.62
13	Sale Component transferred to Scheme 1	1108.97
14	PTC Component transferred from Scheme 1 to Scheme 2	1108.97
14	Sale permissible in-situ	17720.65
13	Total BUA sanctioned for the project (9+12)	29544.13
14	Total FSI permitted for project (13/6)	6.12
15	No. of eligible Slum Dwellers to be re-accommodated.	148
16	PAP t/s against non-eligible tenements	74
17	No. of regular PAP generated in scheme.	115
18	Amenity structures i.e. B/W, W/C, S/O prop.	11 nos. (2BW, 2WC, 2YG, 2LB, 3SO) +Comm. Hall
19	PTC tenements transferred from Padbidri Deep Prakash CHS Ltd	16 t/s + 1BW, 1WC, 1YG, 1LB, 1SO)

Additional Conditions:

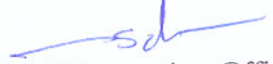
1. That the PTC Tenements component transferred from plot bearing F.P.No. 82/11, TPS- Santacruz II to the S.R.Scheme under subject matter shall include:
 - i) 16 Numbers of Residential tenements.
 - ii) 01 Number of Welfare Centre
 - iii) 01 Number of Balwadi
 - iv) 01 Number of Yogalaya
 - v) 01 Library
 - vi) 01 Number of Society Office

Amenity tenements use for specific purpose only.

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2. That the carpet area of PTC tenements shall be certified by the Architect/Licensed Surveyor.
3. That the tenements proposed for PTC shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of 'H/E' Ward to assess the property tax.
4. The Developer shall hand over PTC tenements along with required documentation after grant of OCC and Occupation certificate, water connection, power connection, etc. for the other portion shall not be asked to the Appropriate Authority till free of cost handing over of the PTC tenements. The said PTC tenements as mentioned in salient features above be handed over to the Slum Rehabilitation Authority /MHADA /MCGM/ SPPL or any designated Govt. Authority, each of carpet area 27.88 sq.mt. for residential unit.
5. That you shall pay Rs. 40,000/- per PTC tenement towards deposit to be kept with Slum Rehabilitation Authority and shall also pay Infrastructural Development charges @ 2% of R.R. Rate as prevailing on the date of issue of LOI or such amount as decided by Govt of Maharashtra to the Slum Rehabilitation Authority in accordance with time schedule for such payment as may be laid down by the Authority.

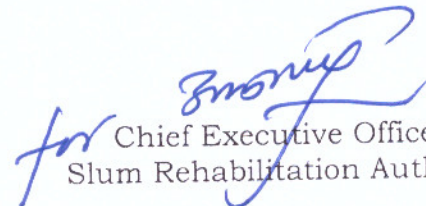
Yours faithfully,


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 Commissioner, "H/E" Ward, M.C.G.M.
4. Addl./Dy. Collector of (Enc. & Rem.) Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. Finance Controller (SRA)
- ✓ 8. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority