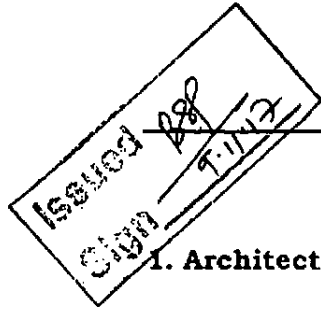




## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/970/ME/ML/LOI

Date: **9 NOV 2017**



- 1. Architect** : Shri Sameer V. Kulkarni  
44/2197, Pranav CHS,  
Gandhi Nagar, Bandra- East,  
Mumbai -400051.
- 2. Developer** : M/s. Lakadawala Developers Pvt. Ltd.  
Lathiwala Apt. 1<sup>st</sup> Floor,  
Shivdas Chapsi Road, Mazagaon,  
Mumbai-400010.
- &
- M/s. Satra Realty and Builders Limited.  
Dev Plaza, 2<sup>nd</sup> floor, Opp. Andheri Fire Station  
S.V. Road Andheri (W), Mumbai -400058.

**3. Society** : **'Panchsheel SRA CHS Ltd. & Ekta SRA CHS Ltd.'**

**Sub** : Issue Revised of LOI - for proposed S. R. Scheme  
on plot bearing CTS no. 7 (pt.), of village borla,  
Municipal Kamgar Vasahat, Govandi, Mumbai -  
400043 for **'Panchsheel SRA CHS Ltd. & Ekta  
SRA CHS Ltd.'**




**Ref** : SRA/ENG/970/ME/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS no. 7(pt.), of village borla, Municipal Kamgar Vasahat, Govandi, Mumbai -400043 for **'Panchsheel SRA CHS Ltd. & Ekta SRA CHS Ltd.'** in "M/East" ward, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI of 4 (Four)** in accordance with provisions of Appendix - IV of Reg. 33 (10) of Modified D.C. Regulations, 1991, out of maximum FSI of 4 shall be allowed to be consumed on the plot, subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/970/ME/ML/LOI dtd. 13/09/2011 all the Conditions mentioned in earlier LOI shall be complied with.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai - 400 051.  
Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

  
  
  
Executive Engineer  
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

3. 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	Old parameter of slum plot area in sq. Mt.	Old parameter of Non slum plot area in sq. Mt.	New parameter for slum plot area in sq. Mt.	Revised parameter for non slum plot area in sq. Mt.	Total Plot Area in sq.mt.
1	Plot area considered for proposal	18097.295	742.375	18410.155	742.375	19152.53
2	Less DP/Set back area	6588.600		6588.600	-	-
3	Net plot area (1-2)	11508.695		11821.555	-	-
4	Less 15% R.G.	-	Nil	-	Nil	-
5	Balance plot area (3-4)	11508.695		11821.555	-	-
6	Add DP/Set back area (Addition for FSI purpose)	6588.600		6588.600	-	-
7	Total Plot Area for FSI (5+6)	18097.295	742.375	18410.155	742.375	19152.53
8	Max. Permissible F.S.I.	3.00	1.00	4.00	1.00	-
9	Max. Permissible BUA Area in situ	54291.885	742.375	73640.62	742.375	73640.62
10	Rehab BUA for FSI purpose	26895.75	-	37808.82	-	-
11	Area covered under Balwadi, Welfare Centre, Society Office, Common passage & Existing Amenity	9387.79	-	14469.47	-	-
12	Rehab Component (10+11)	36283.54	-	52278.29	-	-
13	Sale Component Permissible for the scheme	36283.54	-	52278.29	-	-
14	Total permissible BUA for the scheme (10+13)	63179.29	742.375	90087.11	742.375	90829.485
15	Permissible FSI for the Project (14/7)	3.491		4.89	1.0	-
16	Sale Component permissible in situ (9-10)	27396.135	742.375	35831.80	742.375	36574.175
17	Balance area to be considered for TDR (14-9)	8887.405		16446.49		-

**Additional LOI conditions :**

1. That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
2. 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.
3. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
4. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
5. 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.
6. That you shall construct tenements in shear wall technology as per Circular No.154.
7. All the earlier conditions mentioned in earlier LOI dated 13/09/2011 & 16/11/2016 remains intact.
8. That you shall submit Eligibility of the undecided tenements before asking further ~~from~~ C.C.
9. You shall comply with the regulations & obligations of MAHA-RERA act. & report time to time this office.

*Recd*

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation no. 33(10), in the office of the undersigned.

Yours faithfully,

*[Signatures]*  
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority  
(Hon'ble CEO (SRA) has signed the Revised LOI on 29/06/2017.)  
Chief Executive Officer  
Slum Rehabilitation Authority  
Executive Engineer

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, 'M/East' Ward, M.C.G.M.
4. Addl. Collector (Ench./Rem.)
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
7. H.E. of MCGM.
8. I.T. Section (SRA), to publish this LOI on SRA website.

*[Signatures]*  
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority  
(Hon'ble CEO (SRA) has signed the Revised LOI on 29/06/2017.)  
Chief Executive Officer  
Slum Rehabilitation Authority  
Executive Engineer

Received on: 726  
09/11/2017

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