



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1746/PS/PL/LOI

Date: 20/03/2024

Architect : M/s. Muktanand & Associates
Gokul Niwas No. 04, Ranade road,
Dadar (W), Mumbai. 400 028.

Developer : M/s. Indu Construction
Flat B, 1st floor, plot no. 185, 15th road, Jagadish Bldg,
Chembur (East) Mumbai. 400071.

Society : "Amanshanti CHS Ltd"

Sub : Proposed S.R. Scheme under regulation 33(10) of DCPD 2034 on plot bearing CTS No. 34A, 34/1, 63, 63/1 to 2, 64, 64/1 to 2, of village Dindoshi, Taluka Borivali at Hanuman Tekadi, Western Express Highway, Goregaon (E), Mumbai - 400 063

Ref : SRA/ENG/1746/PS/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme as per DDLR (SRA)'s remarks u/no. SRA/CTSO/OW/2024 जा.क्र. झोपुप्रा/उपसंभूअ/अमन शांती/२०२४/३८९ dated. 21/03/2024 and in continuation to earlier LOI dated 14/12/2012, 23/03/2022, **Revised Letter of Intent (LOI)** as per below mentioned parameters is issued subject to following conditions:-

1. The earlier LOI issued in continuation with the earlier LOI issued dtd. 14/12/2012 & 23/03/2022.
2. 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.
3. That the revised sale IOA/ Layout as per the below mentioned parameters shall be obtained before requesting any approval in the S. R. Scheme under reference.
4. That you shall comply all the conditions mentioned in the circulars issued by SRA from time to time.

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The salient features of the scheme are as under:

Sr. No.	Description	Slum Plot (in. sq. mt)	Non-slum Plot (in.sq.mt)	Total (in.sq.mt)
1	Area of slum plot	13548.20	2438.60	15986.80
2	Deductions			
	i) Area to be carved out	767.61		767.61
	ii) Slum area under D.P. Road	696.10	Nil	696.10
	(iii) Area under set-back.	Nil	2121.59	2121.59
	Total deduction (iv)	1463.71	2121.59	3585.30
3	Net plot area for calculation (1-2)	12084.49	317.01	12401.5
4	Addition for FSI purpose [2 (iii)]	696.10	2121.59	2817.69
5	Plot area for FSI purpose (3+4)	12780.59	2438.60	15219.19
6	FSI permissible as per Regulation 33(10)	4.00 or upto sanctioned FSI	1.00	
7	Earlier Rehab BUA	25969.98		
8	Now permissible Rehab BUA after carving out plot (25969.98 - 1423.79)	24546.19		
9	Earlier Rehab component	34241.35		
10	Now permissible Rehab Component after carving out plot (34241.35 - 1877.26)	32364.09		
11	Sale component	32364.09		
12	Incentive	1.10	1.00	
13	Sale component permissible (11 x 1.2)	35600.50	2438.60	38039.10
14	BUA in lieu of buildable amenity	177.91		177.91
15	Total sale component permissible	35778.40	2438.60	38217.01
16	Total BUA sanctioned (8+15)	60324.59	2438.60	62763.19
17	FSI sanctioned (16/5)	4.72	1.00	
18	Regular PAP generated			181 nos.

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

Yours faithfully

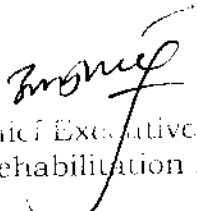
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Chief Executive Officer
Slum Rehabilitation Authority

SRA/ENG/1746/PS/PL/LOI

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Chief Engineer (Development Plan), M.C.G.M.
4. I.T. Section (SRA), to publish this LOI on SRA website.
5. Deputy Collector (SRA)-Copy for information to take further necessary action as per circular no.37

for 
Chief Executive Officer
Slum Rehabilitation Authority