



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2422/S/PL/LOI

Date: **08 NOV 2023**

To,

1. **Architect** : Shri Tushar Parulekar of
M/s. Griha Rachana
Bldg. no.39, Shivam CHS,
2025, Ground floor, Gandhi Nagar,
Bandra (E), Mumbai-400 051.
2. **Developer** : Shri. Krishna Thale & Shri. Kailash Thale
Vijaya Sadan, Near Madhu Hospital,
Draksha Baug, Tank Road, Bhandup (W),
Mumbai - 400 078.
3. **Society** : "Malti Vijaya C.H.S. (Ltd.) "

Sub : Issue of Revised LOI- Proposed S. R. Scheme on plot bearing
CTS No. 421, 421 /1 to 18, of Village Kanjur, Draksha Baug,
Tank Road, Bhandup (W), Mumbai - 400 078.

For : Malti Vijaya SRA C.H.S. (Ltd.).

Ref : SRA/ ENG/2422/S/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.

That the conditions of earlier LOI dtd.19.06.2020 for the S.R. scheme u/ref. shall be maintained except the salient features approved earlier.

3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of eligibility of tenements, the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	Slum plot
1	Area of plot considered for the scheme	653.40
2	Deductions for	

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	(a)	Road setback area under	0.00
		Total Deductions	0.00
3		Balance Area of Plot	653.40
4		Total area for FSI computation	653.40
5		Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034	3.00
	(a)	Proposed built-up area of Rehab.	1126.68
		Rehab Component	1525.00
		Sale Component (1.00 X Rehab Component)	1525.00
	(b)	Total Sale BUA permissible in situ	1525.00
6		Total sale BUA proposed to be consumed in situ	1525.00
7		Total BUA sanctioned for the project (a+b)	2651.68
8		FSI sanction for the scheme (7/4)	4.06
9		Total BUA proposed to be consumed in situ	2651.68
10		Total FSI consumed in situ	4.06
11		TDR generated in scheme	Nil.
12	a	No. of Tenements to be Rehabilitated Rehab unit -33 Commercial - 02	35 nos.
	b	Amenity Balwadi-01 Welfare Center -01 Society Office -01 Anganwadi - 01 Health care - 01	05 nos.
	c	Provisional PAP (Resi- 01)	01 nos.

9. The Developer shall hand over 01 No. Prov.PAP tenements if non-eligible slum dwellers are not held eligible within three months after grant of OCC. The said Prov.PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/Estate department or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost. The Prov.PAP tenements shall be marked as a Prov.PAP tenement on front doors prominently. After completion of the building, Prov.PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

10. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over / Taking over receipt shall be submitted to SRA by the developer.

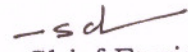
Sr. No.	Amenity	Amenity handed over to
1	Balwadi	Handed over to the women and child

		Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Welfare Centre	Handed over to the slum dwellers society.
4	Anganwadi	Handed over to the slum dwellers society.
5	Health care	Handed over to the slum dwellers society.

29. That the work shall not be carried out between 10.00 p.m. 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.

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

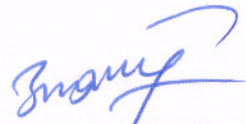
Yours faithfully,


Dy. Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Mun. Commissioner, "S" Ward, M.C.G.M.
3. Addl/Dy. Collector (Enc. & Rem.) MSD.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


Dy. Chief Engineer
Slum Rehabilitation Authority