



## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1294/RS/MHL/LOI

Date:

27 FEB 2024

1. **Architect** : Shri Shantanoo Rane of  
M/s. Shantanoo Rane & Associates.  
802-B, Grande Palladium,  
Near Mercedes Benz Showroom,  
Metro Estate, 175 CST Road, Kalina,  
Santacruz (East), Mumbai-400 098.
2. **Developer** : M/s. Damodar Suruchi Developers.  
8, Abhishek, Dalia Ind. Est., Near Kuber Complex, Link  
Road, Andheri West - 400053
3. **Society** : 1. Kandivali Hanuman Nagar Samarth CHS Ltd.  
2. Kandivali Hanuman Nagar Shree Samarth CHS Ltd  
3. Kandivali Hanuman Nagar Samarth Krupa CHS Ltd.  
4. Samajwadi Shejar Samiti CHS (Prop) &  
5. Radhakrishna Shejar Samiti CHS (Prop).

**Sub.** Revised LOI under regulation 33 (10) of DCPR 2034 for the proposed Slum Rehabilitation Scheme on plot bearing CTS No.163/A(Pt) of village Akurli, situated at Hanuman Nagar, Akurli Road, Kandivali (East), Mumbai 400101.

**Ref:** SRA/ENG/1294/RS/MHL/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 (LOI)** subject to the following conditions.

1. That all the conditions of LOI u/no. SRA/ENG/1294/RS/MHL/LOI dated 09/07/2012, 03/11/2017 & 17/03/2021 shall continue and shall be complied at appropriate stages.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect/L.S. and by including 57 nos. of slum dwellers of Samajwadi Shejar Samiti CHS & 59 nos. of slum dwellers of Radhakrishna Shejar Samiti CHS as per 3K layout plan and certified Annexure - II issued by Competent Authority in already approved S.R. scheme Samarth Nagar CHS having 598 nos. of slum dwellers and other relevant documents.

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.	Particulars	Revised LOI Scheme Parameters
1.	Area of Slum plot/ Scheme plot as per Certified Annexure –II	13508.5
2.	Deduction for	
	i) Area of existing Road/Road setback	748.34
	ii) Unbuildable Reservation ROS 1.5	1226.23
	iii) Area of Plot for Nalla	416.84
3.	Net plot area	11117.09
4.	Addition for	
	i) Area of existing Road/Road set back	748.34
	ii) Unbuildable Reservation ROS 1.5	1226.23
	iii) Area of Plot for Nalla	416.84
5.	Amenity area to be handed over As per Reg. 14(A)	Nil
6.	Total Plot Area for FSI purpose	13508.50
7.	Maximum Permissible FSI on plot.	4.00 or sanctioned FSI whichever is more
8.	Max. Permissible BUA	54034.00 or sanctioned BUA whichever is more
9	Rehab BUA	23506.61
10	Rehab Component	32989.33
11	Incentive Factor (as per ASR April 2020 to March 2021)	1.10
12	Permissible Sale Component in the Scheme.	36288.26
13	Total BUA to be sanctioned for the Scheme.	59794.87
14	Total FSI consumed in the Scheme	4.426
15	Nos. of slum dwellers to be re-accommodated	
	Rehab Comm. t/s	08
	Prov. Comm. PAP t/s as per Cl. 3.12(C)	18
	Rehab Resi. t/s	518
	Prov. Resi. PAP t/s as per Cl. 3.12(C)	157



Sr. No.	Particulars	Revised LOI Scheme Parameters
	Rehab R/C t/s	Nil
	Ex. Amenities	Nil
	Commercial Tenements counted in sale as a provision for Commercial tenants whose area has not been certified by Competent Authority	12
20	Amenities to be provided	
	Balwadi	03
	Welfare Hall	03
	Amenity no.1	03
	Amenity no. 2	03
	Society Office	08
	Community hall	01
21	Nos. of Resi. PAP T/s generated in the scheme (as per Cl. 3.12(A)) (to be allotted to the Slum dwellers located within allotted plot boundary on 18.30 mts. layout road).	37
22	Area of non-buildable reservation ROS 1.5 to be handed over to MCGM.	1226.225

4. That you shall hand over balance tenements after finalization of eligibility from competent authority to Estate Manger (SRA) as PAP tenements before asking OCC to rehab bldg./Wing.
5. That you shall submit NOC from CFO before granting Further CC to respective building.
6. That you shall pay maintenance deposit at the rate of Rs. 40,000 per rehab tenements before OCC to the rehab bldg.
7. The supplementary annexure-II from competent authority with user, area and eligibility of the said social structure will be insisted before asking Full OCC to Rehab building.
8. That you shall comply all condition of SRA Circular no. 209 dtd. 01/08/2023, submit the register undertaking to that effect and display a board at site clearly indicating Prov. PAP tenants in the subjected S.R. Scheme in Marathi.
9. That you shall strictly abide to the conditions mentioned the SRA circular no. 210 and the Prov. PAP in the S.R. Scheme shall be constructed as per approvals and same shall be handed over to the competent authority after obtaining OCC. The last 25% Sale BUA C.C will be restricted till the said PAP/PTC's are not handed over to SRA by following due process.

10. That you shall comply SRA circular no-213 in regards of mitigation of Air Pollution.

If applicant Society/Developer/L.S. are agreeable to all these conditions, then they 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,

*sd/-*

Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, "R/S" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

*for* *Signature*  
Chief Executive Officer  
Slum Rehabilitation Authority