



# SLUM REHABILITATION AUTHORITY

No: SRA/ENG/1678/FS/ML&PL/LOI



Date: 10 3 OCT 2017

Issued  
Sign \_\_\_\_\_  
To,

- Architect** : Shri. Anand V. Dhokay  
F-63, "Palm Acres",  
Mahatma Phule Road,  
Mulund (E), Mumbai - 400081.
- Developer-(D1)** : M/s. Omkar Realtors & Developers Pvt. Ltd.  
Omkar House, Off Eastern Express Highway,  
Opp. Sion Chunnabhatti Signal,  
Sion (East), Mumbai- 400022.
- Societies -(S1)** : 1. Matoshree SRA CHS Ltd.  
2. Om Sai SRA CHS Ltd.  
3. Dabholkarwadi A-Ward SRA CHS Ltd.  
4. Dabholkarwadi B-Ward SRA CHS Ltd.  
5. Shri. Satya Hanuman SRA CHS Ltd.  
6. Swarajya SRA CHS (Prop.)  
7. Bhimnagar CHS Ltd.  
8. Shri. Ganesh Sai SRA CHS Ltd.  
9. Don October CHS Ltd.  
10. Latif Krupa CHS.  
11. Khaprideo CHS Ltd.  
12. Sairaj CHS (Prop.)
- Developer-(D2)** : M/s. Omkar Realtors & Developers Pvt. Ltd. in joint venture  
with M/s. Omkar Realtors & Developers (Previously known  
as M/s. Shree. Siddhivinayak Enterprises.)
- Societies- (S2)** 13. Takshashila SRA CHS (Prop.)  
14. Bhoiwada Shivshankar CHS (Prop.)  
15. Sumangal CHS (Prop.)  
16. Sahyadri CHS (Prop.)  
17. Shivshankar CHS (Prop.)
- Developer-(D3)** M/s. Omkar Realtors & Developers Pvt. Ltd. in joint venture  
with M/s. Darshan Realtors Pvt. Ltd.
- Societies- (S3)** 18. Shivprasad CHS Ltd.
- Developer-(D4)** M/s. Omkar Realtors & Developers Pvt. Ltd. in joint venture  
with M/s. Darshan Group.
- Societies- (S4)** 19. Mukund (Anna) Nagar Sahakari Grihnikman  
Mahasangh (Prop.), federation of following societies.

Administrative Building, Anna Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

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

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- a) Ratnasindhu CHS (Prop.)
- b) Saidham CHS (Prop.)
- c) Mahalingeshwar CHS (Prop.)
- d) Baradevi CHS (Prop.)
- e) Vithhal Rakhumai CHS (Prop.)

**Developer-(D5)** : M/s. Omkar Realtors & Developers Pvt. Ltd. in joint venture with M/s. Om Shanti Realtors.

**Societies- (S5)** : 20. "Bombay Burma CHS Ltd."

**Subject** : Revised LOI for Amalgamated S. R. Scheme on the plot bearing C.S. No. 426, 427(pt.), 431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt), 649(pt), 650(pt), 651(pt.), 654, 655(pt.), 657(pt), 658 (pt.), 659(pt.), 854, 869, 870, 871 of Parel-Sewree Division & C.S. No. 155 (pt.), 174 (pt.), 176 (pt.), 1/177, 185 (pt.), 1038, 1039 of Dadar-Naigaon Division. F/South Ward of M.C.G.M.

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 **Letter of Intent (LOI)** subject to the following conditions.

This Letter of Intent is issued in continuation with the earlier revised LOI issued under No. SRA/ENG/1678/FS/ML&PL/LOI. dtd. 03/05/2014, 03/03/2016 and dtd. 30/07/2016. It stands modified with respect to the conditions mentioned herein below:

**Condition No. 04:**

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.

| Sr. No. | Description                          | Slum Plot<br>(Areas in Sq. Mtr.) |          | Non-Slum Plot<br>(Areas in Sq. Mtr.)  |         |
|---------|--------------------------------------|----------------------------------|----------|---|---------|
|         |                                      | Reg.33(10)                       | u/Reg.32 | Redevelopment Scheme u/Reg.33(7)<br>"Sairaj CHS Ltd." "Bombay Burma CHS Ltd." |         |
| 1       | Total Revised Plot Area              | 94870.57                         | 8450.31  | 644.5   | 4023.26 |
|         | Deduct:                              |                                  |          |   |         |
|         | Deduction for Area under Reservation | 25376.35                         | 0.00     |   | 50.12   |
|         | (a) D.P.R.G.                         |                                  |          |   | 499.41  |
| 2       | (b) D.P. Road & Road Setback         | 11855.17                         | 1139.76  |   |         |
|         | (c) Municipal Primary School         | 1572.41                          | 0.0      |   |         |
|         | (d) Sanatorium                       | 462.00                           | 0.00     |   |         |
|         | (e) B.R.S.                           | 350.00                           | 0.00     |   |         |

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|     |   |           |         |         |             |
|-----|---|-----------|---------|---------|-------------|
|     | (f) Cemetery  | 1002.99   | 0.00    |         |             |
|     | (g) BEST Housing: - Only BUA in lieu of reserved plot i.e. 25% of plot area adm. 222.34 Sq.Mtr. is proposed to be handed over without taking benefit of tenement density & component. | 0.00      | 0.00    |         |             |
|     | (h) Refuge Shed   | 229.27    | 0.00    |         |             |
|     | Total Deduction=  | 40848.19  | 1139.76 |         | 549.53      |
| 3   | Net plot Area [(1) - (2)]   | 54022.38  | 7310.55 | 644.56  | 3473.73     |
| 4   | Deduct 15% R.G.   | NIL       | 1096.58 | NIL     | NIL         |
| 5   | Balance plot area [(3)-(4)]   | 54022.38  | 6213.97 | 644.56  | 3473.73     |
| 6   | Add for FSI purpose:  | 9239.50   | 0.00    |         |             |
|     | (a) D.P.R.G.  |           |         |         |             |
|     | (b) D.P. Road & Road Setback  | 11855.17  | 1139.76 |         | 499.41      |
|     | (c) Municipal Primary School  | 1572.41   | 0.00    |         |             |
|     | (d) Sanatorium  | 462.00    | 0.00    |         |             |
|     | (e) BEST's Receiving Station. (BRS)   | 350.00    | 0.00    |         |             |
|     | (f) Cemetery:-<br>(Excluding reservation of Cemetery adm. 55.78sq.mtrs. on the plot of "Sahyadri CHS" till court orders are received)   | 947.21    | 0.00    |         |             |
|     | (g) BEST Housing:-<br>Only BUA in lieu of reserved plot i.e. 25% of plot area adm. 222.34 sq.mt is proposed to be handed over without taking benefit of tenement density & component. | 0.00      | 0.00    |         |             |
|     | (h) Refuge Shed   | 229.27    | 0.00    |         |             |
|     | Total Addition=   | 24655.56  | 1139.76 | 0.00    | 499.41      |
| 7   | Plot Area for FSI [(5)+(6)]   | 78644.41  | 33.53   | 7353.73 | 644.56      |
|     |   | 78677.94  |         |         | 3962.61     |
| 8   | Maximum FSI permissible on plot   | 4.00      | 1.33    | 3.00    | 10.54       |
| 9   | Maximum BUA permissible on plot [(7) X (8)]   | 314711.76 | 9780.46 | 1933.68 | 3973.15     |
| 10  | Proposed Rehab BUA  | 129298.39 | 0.00    | 917.82  | 3.00 & 1.33 |
| 11  | Proposed passage area + Proposed Amenities + area of eligible existing amenities + other  | 72773.33  | 0.00    | 0.00    | 11901.85    |
| 12  | Total Rehabilitation Component [(10) + (11)]  | 202071.72 | 0.00    | 0.00    | 2014.82     |
| 13  | Sale Component [(12) x (0.75)]  | 151553.79 | 0.00    | 0.00    | 0.00        |
| 13a | Sale BUA Permissible in Situ  | 151553.79 | 9780.46 | 1015.86 | 9887.03     |

*SSIC*

*(Signature)*

*(Signature)*  
Executive Engineer

Rehabilitation Authority

**SRA/ENG/1678/FS/ML&PL/LOI**

|    |   |           |         |         |          |   |
|----|---|-----------|---------|---------|----------|---|
| 14 | Total BUA sanctioned for project [(10)+(13) or (13a)] | 280852.18 | 9780.46 | 1933.68 | 11901.85 |   |
| 15 | FSI sanctioned for project (14/7)                     | 3.57      | 1.33    | 3.00    | 1.33     | & |

16 Slum Dwellers to be Rehabilitated under D.C. Reg.33(10).

| A. | Eligible Tenants/users. | Nos. |
|----|-------------------------|------|
| 1  | Residential (R)         | 4214 |
| 2  | Commercial (C)          | 214  |
| 3  | Resi. cum Comm.(R/C)    | 1    |
| 4  | Religious Structure     | 13   |
| 5  | Dispensary              | 1    |
| 6  | Office                  | 9    |
| 7  | Social Amenity          | 1    |
| 8  | Water Tank / Pump Room  | 1    |
| 9  | MCGM Chowky             | 1    |
| 10 | Existing School         | 1    |
| 11 | User Not Mentioned      | 7    |
| 12 | Flour mill              | 1    |
|    | Total                   | 4504 |

B. Amenities to be provided:

|   |                |    |
|---|----------------|----|
| 1 | Balwadi        | 50 |
| 2 | Welfare Centre | 50 |
| 3 | Society Office | 50 |

Tenants of "Sairaj CHS Ltd." to be Rehabilitated under D.C.Reg.33(7) as per letter/NOC of Asst. Commissioner (Estate) of MCGM u/No. क्र. मआ/मालमला २६००४ प्र.अ.(स.ग.स)/सोसा-२ दि. ०२.११.२०१३

17. Eligible Tenants/users. Nos.

|    |             |    |
|----|-------------|----|
| 1. | Residential | 19 |
|----|-------------|----|

18. Tenants of "Bombay Burma CHS Ltd." to be Rehabilitated under D.C.Reg. 33(7), as per letter/NOC of Asst. Commissioner (Estate) of MCGM u/No. मआ मालमला ८५८० प्र.अ.(स.ग.स)/सोसा-१ दि. २५.०६.२०१६

Eligible Tenants/users. Nos.

|    |             |   |
|----|-------------|---|
| 1. | Residential | 3 |
| 2. | Commercial  | 3 |
| 3. | Other       | 1 |

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All other Conditions mentioned in earlier LOI dtd. 03/05/2014, 03/03/2016 & dtd. 30/07/2016 are intact and the following additional Conditions shall be complied with.

**Condition No. 46:**

That you shall obtain NOC from Citispace for the relocation of D.P.R.G. and restrict the Revised Layout, IOA for Rehab Building No. 4 and 5 till the NOC from Citispace is obtained.

**Condition No. 47:**

That you shall obtain the specific concurrence from D. P. Dept. of MCGM for the re-alignment of 12.20 Mtrs. wide D. P. Road passing through the land bearing C. S. Nos. 426(pt.) & 425(pt.).

**Condition No. 48:**

That you shall obtain the concurrence from from Dy. M.A. (D.P.)/ Education Dept. of MCGM for relocated reservation of Municipal Primary School and for the construction of one combined primary School Building which will accommodate the area of school to be proposed in lieu of reservation of Municipal primary School (i.e. school for 500 students) as well as area of school to be rehabilitated in lieu of existing school declared eligible by the competent Authority.

Yours faithfully,

*[Signature]*  
11/10/17  
21/10/17  
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

*[Signature]* 14/10  
Executive Engineer  
*[Signature]*  
Chief Executive Officer  
Slum Rehabilitation Authority

[Hon. CEO SRA has signed the LOI on 29/06/2017]

**Copy to:**

1. Assistant Commissioner, "F/S" Ward, M.C.G.M.
2. Assistant Commissioner (Estate) of M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. Deputy Collector (SRA).
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this LOI on SRA website.

Received on: 8/11  
13/10/2017

*[Signature]*  
11/10/17  
21/10/17  
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

*[Signature]*  
Executive Engineer  
*[Signature]*  
Chief Executive Officer  
Slum Rehabilitation Authority

[Hon. CEO SRA has signed the LOI on 29/06/2017]

