

SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0269/20230510/LOI

Date: 15 JAN 2024

For scheme No.1

1. **Architect** : K. Zaman of M/s. T. N. Hasan
14/B, Bindya Society, 51 Hill road,
Bandra (W) Mumbai 400 050.
2. **Developer** : **M/s. A.I.M Realtors Pvt Ltd.**
4 & 5, 2nd floor, Om Sai Prasad Building, Opp.
Sadbhakti Mandir, Hindu Friend Society Road,
Jogeshwari East, Mumbai 400060.

For Scheme No.2

1. **Architect** : Shri Arif shah of M/s. Atharva
Consultants. 9/429, Bhagyoday, Kher
Nagar, Western Express
Highway, Bandra (E), Mumbai 400
051.
2. **Developer** : M/s Regal Builders & Developers.
1st floor white house building
S.G. Barve Marg, Kurla (W)
Mumbai 400 070.

Sub:- S.R. Scheme-1: S. R. Scheme under regulation 33(11) of DCPR 2034 on plot bearing CTS No. 87 of village-Ismalia, Tal-Andheri, Hindu Friends Society Road, Jogeshwari (E) Mumbai-400 058.

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S.R. Scheme-2: S. R. Scheme under Reg. 33(10) on plot bearing CTS No. 462 (pt.), 462/145 to 218, 463(pt.), 463/628 to 763, 464 (pt.) & 464/1 to 102 of village kurla-II at S.G. Barve Marg, Kurla (W), Mumbai 400 070.

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 27/06/2023 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** for the Scheme No.1 subject to the following conditions.

1. 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, eligibility etc. the parameters shall be got revised from time to time.


Sr No.	Parameters	Area in Sq. Mtr.
1	Plot area considered	503.50
2	Deduction for	-
	a) D.P. Road	-
	b) setback road	52.50
	c) Total (a+b)	52.50
3	Net plot area (1-2c)	451.00
4	Addition for FSI purpose	-
	a) D.P. Road	-
	b) setback road	52.50
	c) Total (a+b)	52.50
5	Total Plot area for FSI (3+4)	503.50
6	Max. permissible FSI	4.00
7	Max. FSI permissible on plot (in situ) 5 x 6	2014.00
8	FSI as per Reg. 33(11) of DCPR 2034	-
	Zonal	Addition
	1.00	1.50
	503.50	755.25
	PTC	Total
	1.50	2014.00
	755.25	2014.00
9	PTC component transferred to Scheme 2	755.25
10	Total sale area permissible	-
	503.50 + 755.25 + 755.25 = 2014.00	2014.00
11	35% fungible FSI (10 x 35%)	704.90
12	Total Sale including 35% fungi FSI (10+11)	2718.90
13	Nos. of PTC resi. tenements to be transferred to scheme No.2	20 nos.
14	Carpet area of each PTC residential tenements in Scheme No.2.	27.88

Additional Conditions:-

2. That you shall handover 22 nos. of PTC tenements and Amenities proposed in S.R. Scheme 1 under subject matter before OCC to equivalent sale BUA in S.R. Scheme No. 2.
3. That you shall comply all the conditions given in circular 213 regarding measures to be taken to control the environmental pollution due to building construction activities.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the DCPR-2034 of Regulation No. 33(10) in the office of the undersigned.

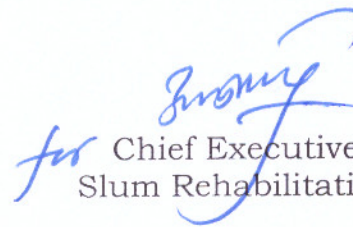
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "K/E" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA)
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.
8. Society: "Om Sai Prasad CHS Ltd."


for Chief Executive Officer
Slum Rehabilitation Authority