



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/1524/KE/PL/LOI

Date: **25 OCT 2021**

1. **Architect** : K. Zaman of M/s Punar Vikas Vastushastra
14/B, Bindya Society, 51 Hill road
Bandra (W) Mumbai 400 050.
2. **Developer** : A. M. Enterprises,
Ground floor, Apartment, Bandivali
Hill road, Off S. V .Road
Jogeshwari (W) Mumbai-400 102.
3. **Society** : "Om Sai Jogeshwari (East) SRA CHS (Ltd.).
P.P. Dais compound Natwar Nagar Road
No. 01, Jogeshwari (E) Mumbai -400 060.

Sub: Issue of Revised LOI of Slum Rehabilitation Scheme on plot bearing C.T.S. No. 288, 288/1 to 28, 285, 285/1 to 4 & 286, 286/1 to 15, 319 C (pt), of village Mogra, Jogeshwari (East), Mumbai.

Ref: SRA/ ENG/1524/KE/PL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 288, 288/1 to 28, 285, 285/1 to 4 & 286, 286/1 to 15, 319 C (pt), of village Mogra, Jogeshwari (East), Mumbai for "Om Sai Jogeshwari (East) SRA CHS (Ltd.).this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned FSI of **5.284** (Five point two eight four only), accordance with provision of Reg. 33(10) of DCPR-2034, subject to the following conditions, and for FSI of **2.40** under Reg. 30, to be red with Reg.32 as per DCPR-2034. :

1. That all the conditions of LOI u/no. SRA/ ENG/ 1524/KE/PL/LOI dated 08/01/2020 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 and the Annexure - II issued by Competent Authority 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 gotten revised from time to time.

The salient features of the scheme are as under:

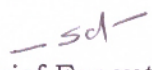
Sr. No.	Description	As per approved LOI dtd. 08/01/2020			As per revised LOI SRA		
		Slum area insq.mt	Non-slum area	Total	Slum area insq.mt	Non-slum area	Total
1.	Total area of plot	1977.50	201.00	2178.50	1180.50	998.00	2178.50
2.	Deduction						
	a) D.P. Road	192.30	--	192.30	10.50	--	10.50
	b) Setback	Nil	Nil	Nil	-	181.80	181.80
	c) Total (a+b)	192.30	--	192.30	10.50	181.80	192.30
3.	Net Plot Area (1 - 2a +2b)	1785.20	Nil	1785.20	1170.00	816.20	1986.20
4.	Net Plot Area for computation of T/s density	1977.50	201.00	2178.50	1170.00	816.20	1986.20
5.	Addition for F.S.I. purpose	--	--	--	--	--	--
	a) D.P. Road	192.30	--	192.30	10.50	--	10.50
	b) Setback	Nil	Nil	Nil	-	---	-
	c) Total (a+b)	192.30	--	192.30	10.50	--	10.50
6.	Total Plot Area for F.S.I. purpose (4+5c)	1977.50	201.00	2178.50	1180.50	816.20	1996.70
7.	Max F.S.I. permissible	3.00	1.00	--	4.00	1.00	--
8	Max. F.S.I. permissible on plot (in situ) (6X7)	5932.50	201.00	6133.50	4722.00	816.20	5538.20
9.	Rehab BUA	2939.46	--	2939.46	2592.45	--	2592.44
10.	Common passage	956.96	--	956.96	895.97	--	895.97
11.	Amenity structure	157.01	--	157.01	157.00	--	157.00
12.	Rehab Component [9+10+11]	4053.43	--	4053.43	3645.42	--	3645.42
13	Sale Component (Incentive as per area of plot (12)x 1.00)	4053.43	--	4053.43	3645.42	--	3645.42
14	Incentive BUA	--	--	--	1.00	--	--
15	Sale BUA permissible (13 x 14)	4053.43	201.00- -	4254.43	3645.42	--	3645.42
16	Total BUA sanctioned for project (9+15)	6992.89	201.00	7193.89	6246.57	816.20	7062.77
17	Sale BUA Proposed in situ	4053.43	201.00- -	4254.43	3645.42	816.20	4461.62
18	Additional 50% FSI (816.20 X 0.50)	--	-- 100.50 (201.00 x 50%)	-- 100.50	--	408.10	408.10
19	TDR in lieu of Road set-back (181.80 x 2)	--	nil	nil	--	363.60	363.60

20	TDR 90% of net plot area (816.20 x 90%)	--	180.90	180.90	--	734.58	734.58
21	Total (18+19+20)	--	281.40	281.40	--	1506.28	1506.28
22	Total (19-20)	--	180.90	180.90	--	370.98	370.98
23	Total (18+ 19+22)	--	482.40	482.40	--	1142.68	1142.68
24	Total (17+23)	-	482.40	482.40	-	1958.88	1958.88
25	Total BUA sanctioned for project (16+24)	6992.89	482.40	7475.29	6237.87	1958.88	8196.75
26	FSI sanctioned for slum project (25/6)	3.536	2.40	--	5.284	2.40	--
27	Sale in situ BUA permissible	--	--	--	3645.42	1958.88	5604.30
28.	Nos. of slum dwellers	(76 +16) = 92 nos.			79 nos.	-	--
	Rehab Resi.	72 nos.	--	--	76 nos.	--	--
	Provisional PAP's (Resi.)	16 nos.	--	--	02 nos.		
	Rehab commercial	04 nos.	--	--	01 no.	--	--
	Balwadi	01 no.	--	--	01 no.	--	--
	Welfare Centre	01 no.	--	--	01 no.	--	--
	Society	01 no.	--	--	01 no.	--	--
	Additional amenity	02 nos.			02 nos.		
	Total	72 + 04 + 16 + 05 =97 nos.	--	--	76 nos. +01 no. +02 nos. +05 nos. = 84 nos.	--	--

4. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
5. That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
6. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.

7. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly, complied with the requirement of SWM of MCGM on site.
8. That the developer shall submit the certified Annexure-II for 02 Nos of Non Eligible tenements as Provisional PAP's before asking Full OCC Composite Bldg.
9. That you shall submit Registered Undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the Developer.
10. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI /Registered structural engineer etc.
11. That you shall hand over 02 nos. of Provisional PAP tenements to this office within 3 month after granting O.C.C. to rehab wing.
12. That you shall paid open space deficiency @ 2.5% for rehab building at the time of granting O.C.C. to rehab building.

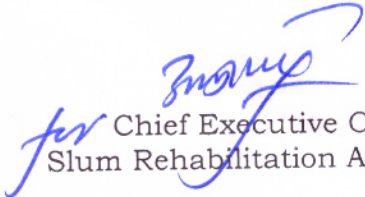
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "K/E-" Ward, M.C.G.M.
5. Addl/Dy. Collector of KE Mumbai City/MSD etc. as applicable.
6. Chief Engineer (Development Plan), M.C.G.M.
7. Deputy Collector (SRA) – Copy for information to take further Necessary action as per circular no.37.
8. H.E. of MCGM.
9. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority