



## SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/DDTP/201/HW//PL/LOI

Date: .

14 MAR 2023

- 1. Architect** :M/s. Aspire Architect & Consultant  
B/1003, Sant Tukaram CHS,  
Opp. W.E.Highway, Near Teacher's Colony,  
Bandra (E), Mumbai – 400 050.
- 2. Developer** : M/s. Grace Infracon & Property Developers(I) Pvt  
Ltd  
006, 6<sup>th</sup> floor, Everest Tower, Hill Road, Near Holy  
Family Hospital, Bandra (W), Mumbai – 400 050.

**Subject :** Clubbing LOI of S. R. Schemes i.e

**Scheme-I:**

Revised LOI for proposed S.R. Scheme under Reg. 33 (10) on plot bearing CTS No. 600 (pt) of Village Bandra (East), Mumbai 400051, For "Om Sai SRA CHS Ltd."

Proposed to be clubbed with

**Scheme-II:**

Proposed S.R. Scheme on slum plot bearing C.T.S. No. 1663B, 1663B/1-4, F.P. No. 343 & CTS. No. 1664,1664/1-2, F.P. No. 345 of T.P.S. village – Vile Parle, Taluka – Andheri (MSD), At Junction of Neharu Road and Nanda Patkar Road Vile Parle East Mumbai in K/E ward under Reg. 33(11) of DCPR-2034.

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**Scheme-III:**

Proposed S.R. Scheme on slum plot bearing C.T.S. No.E/572 of Village Bandra-E, Taluka - Andheri MSD at S V Road, Khar (W), Mumbai Suburban District under Reg. 33(11) of DCPR-2034.

**Ref:**1. No. SRA/ENG/DDTP/201/HW/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 (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.
2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/201/HW/PL/LOI dated 31.07.2012, 26/07/2021 &

SRA/ENG/DDTP/201/HW//PL/LOI

12/01/2023 all the Conditions mentioned in earlier LOI shall be complied with.

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.

4. **Revised Parameters of Scheme-III**

Sr. No.	Description / Particulars	Scheme -I 33(10) sq.mt	Scheme -II 33(11) Sq.mt			Scheme -III 33(11) Sq.mt		
1	Gross plot area for S.R. Scheme	1383.52	945.60			484.90		
2	Road Set-back area	107.84	0.00			36.07		
3	Total Deduction	107.84	0.00			36.07		
4	Balance Area of Plot	1275.68	945.60			448.83		
4a	Additional Area for FSI	107.84	--			36.07		
5	Area of Plot for FSI purpose	1383.52	915.60			484.90		
6	Permissible Floor Space Index or sanctioned FSI	3 or sanctioned FSI	3.00			4.00		
7	Permissible Built- up Area (upto sanctioned or 3 FSI whichever is higher for Scheme-II)	4150.56	2836.80			1939.60		
8	Rehab BUA/PTC 1.50 permissible FSI	2090.71	945.60			727.35		
8a	Passage area	702.04	--			--		
9	Rehab Component	2792.75	-			-		
10	Rehab BUA/PTC BUA proposed	2792.75	945.60			726.44		
11	Rehab/PTC BUA Transferred in Scheme-II	(=)+945.60(S-II)+726.44(S-III)=1672.04	-945.60			-726.44		
12	Balance Rehab/PTC Component	3762.75	0.00			0.00		
13	Sale BUA Transferred from Scheme-II	(=)-945.60(S-II)-726.44(S-III)=1672.04	+945.60			+726.44		
14	Sale BUA generated within scheme/proposed in situ	1120.71	Zonal	Free Sale	Sale Transferred	Zonal	Free Sale	Sale Transferred
			945.60	945.60	945.60	484.90	726.44	+ 726.44
			2836.80			1937.78		
15	Total Built- up Area	4883.46	2836.80			1937.78		



Sr. No.	Description / Particulars	Scheme -I 33(10) sq.mt	Scheme -II 33(11) Sq.mt	Scheme -III 33(11) Sq.mt
	sanctioned for Scheme			
16	FSI proposed to be consumed/ in-situ	3.52	3.00	3.99
17	Spill TDR generated in the scheme	--	--	--
18	No. of Eligible slum dwellers to be accommodated in scheme.	Resi - 27 Nos. Comm- 14 nos. R/C-01	--	--
19	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	24 Nos.	--	--
20	PTC transferred from Scheme-II, & III to Scheme-I.	17(S-II) + 23 (S-III) = 40 Nos.	--	--
21	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12I of Reg. 33 (10) of DCPR 2034.	Resi-05 Nos.	--	--

5. That you shall submit NOC from Revised E.E. (T & C) remarks, Revised NOC from CFO and Revised NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
6. That the work shall not be carried out between 10.00 pm 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.
7. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
8. In the event, if any changes are observed in revised scrutiny sheet, Revised LOI shall be taken to that effect.
9. That the Sale CC will be released in co-relation to progress work of PTC/ handed over PTC tenements.
10. That you shall submit separate P.R. Card in name of MCGM for road set-back, before asking last 10% Sale CC.
11. That you shall submit a Registered undertaking stating that the existing BUA mentioned in water department plans & Conveyance deed is correct and shall indemnify CEO(SRA) and its officer from any further litigation/ Complaints / Compensation etc arises in future, due to error in existing BUA.

12. That you shall submit a Registered Undertaking stating therein that, "If any litigation arises from the prospective buyers due to deficient open space, SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future."
13. 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
14. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.
15. That the Developer / Architect shall amend the plans as per the proposed De-clubbing parameters.
16. That you shall submit NOC from Electric Supply Company for provision of Meter Room.

Yours faithfully,

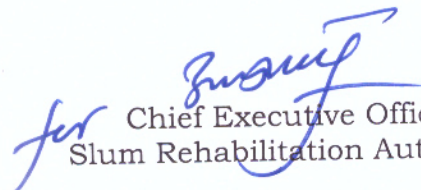
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Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) had approved Revised LOI)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. A. C. 'H/W' Ward,,M.C.G.M.
3. H.E. of MCGM.
4. I.T. Section (SRA), to publish this LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority