

IT



SLUM REHABILITATION AUTHORITY

No.:SRA/ ENG/2841/KW/PL /LOI

No.:SRA/ ENG/2833/KW/PL /LOI

Date: **15 JUL 2022**

1. **Architect** : Saloni A. Deodhar of M/S, Deodhar Associates
Kaledonia, 504/B, 5th floor, Sahar Road,
Opp. Vijay Nagar Society, Andheri (East),
Mumbai – 400069.
2. **Developer** : M/S, A. R. Amboli Developers PVT. LTD.
702-708, Golden Chambers, Opp. Tanishq
Show Room, Link Road. Andheri (West),
Mumbai – 400053.
3. **Society** : 1) Om Sai" A" SRA CHS Ltd.
2) Om Sai" B" SRA CHS Ltd.

Sub: Revision of LOI of S. R. Scheme on plot bearing C.T.S. No. 440/6, 440/7, 440/7/1 to 23 for Om Sai (A) SRA CHS LTD. (Scheme-I) Club with 440/19, 440/19/1 to 7, 440/20, 440/20/1 to 8 for Om Sai (B) SRA CHS LTD. (Scheme-II) and Amalgamate plot C.T.S. No. 619 & 619/1 of village Ambivali, at Jai Bhavani Mata Marg. Amboli, Andheri (W), Mumbai 400058 under the provision of Reg. No. 33(10), 33(11) & 30 of DCPR 2034.

Ref: SRA/ ENG/2841/KW/PL /LOI & SRA/ ENG/2833/KW/PL /LOI

Sir,

With reference to the above-mentioned Slum Rehabilitation Scheme on C.T.S. No. 440/6, 440/7, 440/7/1 to 23 & 440/19, 440/19/1 to 7, 440/20, 440/20/1 to 8 & 619, 619/1 of village Ambivali, at Jai Bhavani Mata Marg. Amboli, Andheri (W), Mumbai 400058. for "Om Sai (A) SRA CHS Ltd." "Om Sai (B) SRA CHS Ltd.", this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI of 5.456 (Five Point Four Five - Six) for slum plot Scheme-I & 5.483 (Five Point Four Eight-Three) for Slum plot Scheme-II and zonal FSI of 1.00 + Addl. FSI on payment of Premium 0.50 + Admissible TDR 0.50 on purchase (One Point Zero + Zero Point Five Zero + Zero Point Five Zero) for vacant Plot Scheme-I & Zonal FSI of 1.00 + P.T.C. of 1.50 + Sale 1.50 (One Point**

Zero + One Point Five Zero + One Point Five Zero) For Vacant plot Scheme-II in accordance with provisions of Reg. 33(10), 33(11)& 30 of DCPR 2034, Total sanctioned FSI shall be allowed to be consumed on the plot, subject to the following conditions.

This Amended LOI is issued in accordance with the earlier LOI issued under no. SRA/ENG/2841/KW/PL/LOI & SRA/ENG/2833/KW/PL/LOI dated 25/04/2019, 20/07/2020, 25/11/2021 & 06/01/2022 These LOI stands modified with respect to the conditions mentioned herein below and continuing the balance work as per earlier LOI: -

1. That you shall submit DSLR Remark before C.C.

The salient features of the scheme are as under:

Sr. No	Description	Area (In Sq. Mt.)				Total									
		Slum plot Scheme 1	Vacant Plot Scheme 1	Slum Plot Scheme 2	Vacant Plot Scheme 2										
1.	Total Plot Area	1515.34	523.86	796.67	145.03 + 140.20 = 285.23	3121.10									
2.	Deduction for														
	(a) D. P. Road	-	-	-	93.20	93.20									
	(b)Carved Out Temple	-	-	-	11.42	11.42									
	(c)Set-Back Structure Area (30.64/2.40) =12.76	-	-	-	12.76	12.76									
	(d) Total (a + b + c)	-	-	-	117.38	117.38									
3.	Net plot area (1 - c)	1515.34	523.86	796.67	167.85	3003.72									
4.	Permissible FSI		(1.00 Zonal Basic+ 0.50 Addl. FSI on Premium+ 0.50 TDR) 1.00+0.50+ 0.50 = 2.00		<table><tr><th>ZONAL</th><th>PTC</th><th>SALE</th></tr><tr><td>1.00</td><td>1.50</td><td>1.50</td></tr><tr><td>167.85 + 186.40 = 354.25</td><td>158.58</td><td>158.57</td></tr></table>	ZONAL	PTC	SALE	1.00	1.50	1.50	167.85 + 186.40 = 354.25	158.58	158.57	
ZONAL	PTC	SALE													
1.00	1.50	1.50													
167.85 + 186.40 = 354.25	158.58	158.57													
5.	Total area for F.S.I.	1515.34	523.86	796.67	167.85	3003.72									
6.	Rehab BUA	3382.55	-	1759.16	-	5141.71									
7.	Rehab component	4886.32	-	2608.95	-	7495.27									
8.	Sale Component	4886.32	-	2608.95	-	7495.27									
9.	Total BUA approved for scheme (8+6)	8268.87	523.86x 2.00= 1047.72	4368.11	671.40	14356.10									

0.	Total FSI Sanctioned on site (9/3)	5.456	2.00	5.483	4.00	
1.	Permissible Sale In-Situ	4886.32	1047.72	2608.95	512.82	9055.81
2.	Rehab BUA Transfer from Scheme-2 To Scheme-1	1738.84		20.32		1759.16
2	PTC BUA Transfer from Scheme-2 To Scheme-1	198.52		-		198.52
3.	Proposed to utilized Rehab BUA in-situ	3382.55 + 1738.84 + 198.52 = 5319.91		20.32		5340.23
4.	Sale Transfer from Scheme-1 To Scheme 2	-		1738.84	198.52	1937.36
5.	Proposed to Utilized in-situ (11-12-13)	4886.32 - 1738.84 - 198.52 = 2948.96	1047.72	2608.95 + 1738.84 = 4347.79	512.82 + 198.52 = 711.34	9055.81
		3996.68		5059.13		9055.81
6.	Proposed Sale BUA in Composite Build. Rehab Wing-A	778.64	-	-		778.64
7.	Proposed Sale Resi. BUA in Composite Build. Sale Wing-B	2076.88	1047.72	-		3124.60
8.	Proposed Sale Comm. BUA in Composite Build. Sale Wing-B	94.69	-	-		94.69
9.	Proposed Sale Commercial BUA in Sale Building	-	-	231.96		231.96
9	Proposed Sale Resi BUA in Sale Building	-	-	4823.27		4823.27
0.	Total Proposed Sale BUA In-situ	2950.21	1047.72	5055.23		9053.16
0	Total Proposed Sale Fungible FSI	434.46		1769.32		2203.78
1.	Slum T.D.R. (20-15)	-	-	-		-
2.	Eligible Rehab Residence	60		42		102

3.	Provisional Resi.	PAP	07	01	08
4.	Eligible Commercial		02	01	03
5.	Provisional Comm.	PAP	-	01	01
6.	PAP		31	07	38
7.	Total		100	52	152

All other conditions mentioned in earlier LOI dated 25/04/2019, 20/07/2020, 25/11/2021 & 06/01/2022 are intact and applicable

Yours faithfully,

sq/-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, of M.C.G.M. "K/W" Ward,
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM. "K/W" Ward,
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for *Shravya*
Chief Executive Officer
Slum Rehabilitation Authority