



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2238/GN/PL/LOI

Date:- **20 JUL 2021**

1. **Licensed Surveyor :** Shri. Santosh Zirmute of
M/s. Arch View Associates
46/2249, Suprabhat CHS, Gandhi Nagar,
Near MHADA office, Bandra (E), Mum.51
2. **Developer :** M/s. Shree Sai Samarth Developers.
C-202, Butterfly, Bhavani Shankar Road,
Opp. Brahman Seva Mandal, Dadar (W),
Mumbai. 400028.
3. **Society :** Om Sai SRA CHS Ltd & Kapila SRA CHS Ltd".

Sub.: Revised LOI for the S.R. Scheme under reg. 33 (10) of DCPR 2034 on plot bearing F.P. No. 1000 & 1001 of TPS-IV of Mahim Divison, C.S. No. 1164 of Lower Parel Div., situated at Khed Gully, Sayani Road, Dadar(W), Mumbai. 25 for "Om Sai SRA CHS Ltd & Kapila SRA CHS Ltd".

Ref. : SRA/ENG/2238/GN/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme, and on basis of documents submitted by applicant and in continuation to earlier LOI dated 05/12/2011, 20/11/2017, 13/08/2018 & 08/07/2020 this office is pleased to inform you that, this **Revised Letter of Intent** is considered and principally approved for the sanctioned FSI of **3.22 (Three point Twenty Two)** in accordance with the provisions of DCPR 2034, which shall be allowed to be consumed on the plot subject to the following conditions.

1. That all the conditions of LOI u/no. SRA/ENG/2238/GN/PL/LOI dated 05/12/2011, 20/11/2017, 13/08/2018 & 08/07/2020 shall be complied.
2. 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.

The salient features of the scheme are as under:

Sr. No.	Description	As per present proposed LOI (Area in sq.mt.)
1	Total Plot area of the scheme	2375.44
2	Deduction for	
	a) Setback area of D.P. Roads	NIL
	b) Amenity as per Reg.14	NIL
3	Net area of plot for computation of T/S density.	2375.44
4	Addition for FSI (2)	NIL
5	Total Plot Area for FSI Purpose	2375.44
6	Maximum Permissible FSI on plot.	3.00 OR upto sanctioned FSI
7	BUA permissible on plot (5 x 6)	N.A.
8	Rehab BUA	
	a) Prop. To be retained as per DCR-1991.	3418.86
	b) Proposed Balance development for conversion as per DCPR-2034.	135.31
	Total	3554.17
9	Rehab passages & Amenity Area	
	a) Prop. To be retained as per DCR-1991.	1792.51
	b) Proposed Balance development for conversion as per DCPR-2034	76.62
	Total	1869.13
10	Rehab Component (8 + 9)	
	a) Prop. To be retained as per DCR-1991.	5211.37
	b) Proposed Balance development for conversion as per DCPR-2034	212.93
	Total	5424.30
11	Sale Component	
	a) Prop. To be retained as per DCR-1991(0.75)	3908.53
	b) Proposed Balance development for conversion as per DCPR-2034 (0.90)	191.64
	Total	4100.17
12	Total BUA sanctioned for the project (8 + 11)	7654.34
13	Total FSI sanctioned for the project (12/5)	3.22
14	Total BUA proposed to be consumed in-situ	7654.34
15	Sale BUA permissible in-situ	4100.17
16	Sale BUA Proposed in-situ	4100.16
17	No. of Rehab t/s. to be accommodated <ul style="list-style-type: none"> • Residential • Commercial • Residential cum Commercial • Ex. Amenity 	109 nos. 05 nos. 07 nos. 01 no.

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18	Provisional PAP tenements as against non-eligible tenements <ul style="list-style-type: none">• Residential	03 nos.
19	Amenities : <ul style="list-style-type: none">• Balwadi• Welfare Hall• Society Office	02 nos. 02 nos. 02 nos.

If applicant Society/Developer/L.S are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

sd /

Dy. Che. Engineer
Slum Rehabilitation Authority

Copy to:

1. Addl. Collector (ENC/REM) City.
2. Assistant Commissioner, "G/N" Ward
3. Dy. Chief Engineer (Development Plan), M.C.G.M.
4. Deputy Collector (SRA)
- ✓ 5. I.T. Section (SRA).
6. H.E. of M.C.G.M.

[Signature]

Dy. Che. Engineer
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