



SLUM REHABILITATION AUTHORITY

No. SRA/DDTP/251/KW/PL/LOI
No. SRA/ENG/2735/KE/PL/LOI

Date: **- 1 JUN 2021**

Scheme No.01

1. **Architect** : Shri. Rahul Veturkar
M/s. Veturkar & Associates.
193, Ground Floor, Manuber Mansion,
Dr. B.A. Road, Dadar (E), Mumbai - 400014.
2. **Developer** : M/s. Shreepati Rise Estate LLP.
401/501/601, Shreepati Arcade,
A.K. Marg, Nana Chowk,
Grant Road (W), Mumbai 400 036.

Scheme no.02

1. **Architect** : Shri. S.P. Shevade
M/s. S.P. Shevade & Associates.
3, Ramavatika, Prarthana Samaj Road,
Vile Parle (E), Mumbai - 400057.
2. **Developer** : M/s. Moss Realtors Pvt. Ltd.
201/202, Regent Chambers 208,
Nariman Point Mumbai 400 021.
3. **Society** : 'Om Gurukrupa SRA CHS (Ltd.)'.

Subject : Clubbing & Revision of LOI of **Scheme no. 01:-** under Reg. 33(11) of DCPR 2034 on plot bearing CTS Nos. 1156, 1157, 1157/1 to 3, 1158, 1158/2 to 4, 1159, 1159/1 of village Vile Parle, Taluka-Andheri at Baji Prabhu Deshpande Road [old police station road] at Vile Parle[W] in 'K/W' ward, Mumbai-400056, with **Scheme no. 02 :-** under Reg. 33(10) of DCPR 2034 on land bearing CTS Nos. 298, 298/1 to 20, 300, 300/1 to 10, 301, 301/1 to 8, 302, 302/1 to 4, 303, 303/1 to 12 of village Vile parle, Shahaji Raje marg, Vile Parle [E], Mumbai 400057, in 'K/East ward' for '**Om Gurukrupa SRA CHS (Ltd.)**'.

Ref : SRA/DDTP/251/KW/PL/LOI

SRA/ENG/2735/KE/PL/LOI

Gentleman,

With reference to the above mentioned **S.R. Scheme no. 01** under Reg. 33(11) of DCPR 2034 on plot bearing CTS Nos. 1156, 1157, 1157/1 to 3, 1158, 1158/2 to 4, 1159, 1159/1 of village Vile Parle, Taluka-Andheri at Baji Prabhu Deshpande Road [old police station road] at Vile Parle [W] in 'K/W' ward, Mumbai- 400056, this office is please to inform you to approve sanctioned FSI of 3.00 on non-slum plot in accordance with provisions of DCPR 2034 & **S.R. Scheme no.02** on land bearing CTS Nos. 298, 298/1 to 20, 300, 300/1 to 10, 301, 301/1 to 8, 302, 302/1 to 4, 303, 303/1 to 12 of village Vile parle, Shahaji Raje marg, Vile Parle [E], Mumbai 400057, in 'K/East ward' for '**Om Gurukrupa SRA CHS (Ltd.)**'. this office is please to inform you that this Revision of LOI is considered & approved for sanctioned FSI of 3.55 for slum plot under the provisions of DCPR 2034.

1. The revised Letter of intent is issued in continuation with the Letter of Intent issued to Scheme no.01 U/no. SRA/DDTP/251/KW/PL/LOI dtd. 21.10.2020 & Scheme no.2 U/no. SRA/ENG/2735/KE/PL/LOI dtd. 08.09.2015, 15.06.2017, 20.09.2019 & 30.01.2020, conditions mentioned therein will be continued, only the following conditions stands modified as under,
2. The built up area for sale and rehabilitation shall be as per are 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.
3. The salient features of the scheme are as under:

Sr. no.	Description	Scheme no. 01	Scheme no. 02
		Prop. 33[11]	Prop. 33[10]
1	Area of plot	1227.90	1976.0
2	Deduction for	--	---
	a) Set back area		---
	b) Garden (100%)		303.50
	c) R.G. 15%	--	--
	d) Total (a, b & c)	--	303.50
3	Balance plot area (1-2c)	1227.90	1672.50
4	Add. Area for FSI purpose
	a) Set back area	---	---
	b) Garden (100%)	---	---

	c) R.G. 15%	----	---
	d) Total (a,b & c)	---	---
5	Plot area for FSI (3+4b)	1227.90	1672.50
6	Maximum FSI Permissible plot	3.0	3.0
7	Total BUA Permissible in-situ	3683.70	5017.50
8	Permissible BUA :-	1227.90	Nil
	a) PTC		
	b) Zonal FSI	1227.90	---
	c) Free Sale	1227.90	---
	d) Total BUA (a+b+c)	3683.70	---
9	Rehab Built-up area	---	2718.99
10	Rehab passage & amenity area	---	502.58
11	Rehab component	---	3221.57
12	Sale component (Incentive as per plot area - (11 x 1.00)	---	3221.57
13	Total BUA for project (9+12)	---	5940.56
14	FSI consumed (13/5)	3.00	3.55
15	In-situ Rehab Built-up area	---	2718.99
16	In-situ Sale Built-up area	---	2064.07
17	PTC Built-up area	---	930.63
18	TDR generated in the scheme	---	226.87
19	Total of (15)+(16)+(17)+(18)	---	5940.56
20	Sale BUA transferred from Scheme no.2 to Scheme no.1	930.63	----
21	After clubbing Proposed Sale BUA in-situ	3386.43	2064.07
22	a) After clubbing PTC BUA	297.27	930.63
	No of Slum dwellers	---	---
	a) Eligible Rehab Resi.	---	73
	b) Eligible Rehab Comm.	---	02
	c) Eligible Rehab R/C.	---	---
	d) Provisional Rehab Resi.	---	---
	e) Provisional Rehab Comm	---	---
	f) Additional PAP	---	09
23	No of PTC tenements	08	27

3. The Developer shall hand over BUA of constructing PTC tenements within three months after grant of OCC including amenity tenements to the Slum Rehabilitation Authority/ MCGM, each of carpet area 27.88 Sq.mt. free of cost.

The PTC tenements shall be marked as PTC tenement on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

4. That further C.C. for last in-situ Sale built up area adm. 930.63 sq.mt. of Sale building under S.R. Scheme no.-I shall not be granted till the further C.C. & construction of 27 nos. of PTC tenements in Composite building under S.R. Scheme no-II is completed on site.
5. That you shall pay an unearned income as per Reg. 33[10] at appropriate stages.

If applicant Society/ Developer/ Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

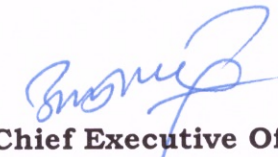
sdl-

**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Assistant Commissioner, "K/E" & "K/W" Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.
5. Society:-'Neel Sheel premises Co. Op. Soc. Ltd.'
6. Society:-'Om Gurukrupa SRA CHS (Ltd.)'

for 
**Chief Executive Officer
Slum Rehabilitation Authority**