



SLUM REHABILITATION AUTHORITY

No. K-E/PVT/0237/20190529/LOI

Date:

14 MAR 2023

1. **L.S.** : Shri. Bhaskar R. Mishra of
M/s. Archpro India
Unit No.1, Eco-Space IT Park Premises C.S.L.,
Gr. floor, Off Old Nagardas Road, Mogra Pada,
Andheri (E), Mumbai. 400 069
2. **Developer** : M/s. Ami Infra Projects Pvt. Ltd.
G-10, Paschim, Purab Paschim Society,
Gilbert Hill Road, Andheri(West),
Mumbai- 400 058

Sub.: Revision of LOI by clubbing of two approved S. R. Schemes i.e.

- 1) Slum Rehabilitation Scheme on plot bearing C.T.S. No. 600 (pt) of Village Bandra, Mumbai 400051, For "Om Sai SRA CHS Ltd." as per Reg. 33(10) of DCPR-2034. (**Now called as S.R. Scheme no.1**)

Clubbed with

- 2) S.R. Scheme under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. 1663B, 1663B/1-4, F.P. No. 343 & C.T.S. No. 1664, 1664/1-2, F.P. No. 345 of T.P.S-II of Village-Vile Parle, Taluka-Andheri(MSD), At junction of Nehru Road and Nanda Patkar Road, Vile Parle(East), Mumbai in K/East Ward. (**Now called as S.R. Scheme no.2**)

Ref.: K-E/PVT/0237/20190529/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 06.09.2019 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the conditions mentioned in LOI u/no. K-E/PVT/0237/20190529/LOI dtd. 06.09.2021 shall be complied with.
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.

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The salient features of the scheme are as under:

Sr. No.	Item	Revised Parameters (in sq. mtr.)			
1	Plot area	945.60			
2	Deduction				
	(a) Road set back	--			
3	Balance plot area	945.60			
4	Plot area for FSI	945.60			
5	Permissible FSI	Upto 3.00			
6	Total BUA permissible	2836.80			
7	Maximum permissible FSI	Zonal FSI	Incentive Sale FSI	PTC FSI	Total
8	Maximum permissible BUA	945.60	945.60	945.60	2836.80
9	After clubbing Max. BUA permissible.	945.60	1891.20 = (945.60 incentive sale BUA of scheme + 945.60 sale BUA transferred from scheme no.1)	Nil = (PTC BUA transferred to scheme no. 1)	2836.80
10	BUA to be proposed after clubbing	2836.80		---	2836.80
11	No. of PTC Tenements	Nil			

3. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
4. That you shall submit a registered joint undertaking from both the Developer, M/s. Blue Castle Infra LLP and M/s. Ami Infra Projects Pvt. Ltd. for stating therein that, the Partners/Directors of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners/Directors of both the developers firm and also indemnifying the SRA & its staff from any litigations, damages, claims, etc.
5. That you shall submit completion certificate from CFO for fire fighting safety measures and Consultant report from (M & E) regarding adequacy of light & ventilation to the basement before issuance of O.C.C. to the sale building u/ref.

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6. That you shall submit Completion certificate from E.E. (T & C) for parking layout before grating O.C.C. to the sale building u/ref.
7. That you shall provide electric charging point for electric vehicles as per GOM/GOI Policy.
8. That you shall submit updated property cards with implementation of T.P. scheme in CTSO records before issuance of OCC for to the sale building u/ref.

If applicant Society/Developer/Architect 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 —

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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


for Chief Executive Officer
Slum Rehabilitation Authority