



SLUM REHABILITATION AUTHORITY

No.: **SRA/DDTP/236/N/PL/LOI**

Date: **18 JUL 2022**

To,

- 1. Lic. Surveyor:** Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
- 2. Developer :** M/s. Mohili Stone and Metal Crushing Company.,
33, Sewree Premises Co. Op. Society,
Plot No. 5, Sewree bundar Road,
Sewree (E), Mumbai- 400 015.

Sub: Revised LOI as per DCPR-2034 for S. R. Scheme under clause 3.11 of Regulation 33(10) on plot bearing C.T.S No. 174/B, situated at Village-Kirol, Ghatkopar (W) Mumbai.

Ref: SRA/DDTP/236/N/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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/DDTP/236/N/PL/LOI dtd. 06/10/2017 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

SRA/DDTP/236/N/PL/LOI

Condition No. 11: That you shall restrict the FSI/Built up area/TDR meant for the project/ scheme as per the salient features given below:

Sr. No.	Description	Area in Sq. mtr.
1.	Gross area of plot	2452.00
2.	<u>Deduction for FSI purpose</u> a) Set back area for Road b) Area not in possession	402.50 16.87
3.	Balance area of plot	2032.63
4.	Less 15% R.G. / Amenity	Nil
5.	Net area of plot	2032.63
6.	<u>Additions for FSI purpose</u> a) Set back area for Road	402.50
7.	Area of plot for FSI purpose (5) + (6)	2435.13
8.	Maximum permissible FSI	4.00
9.	Maximum BUA permissible on plot	9740.52
10.	Rehab BUA for FSI purpose	5953.90
11.	Rehab Component	7641.86
12.	Construction TDR as per reg. 32(4.2) (30,250/31,510) X 1.5 X 7641.86 X 1.35	14855.97
13.	BUA sanctioned for the Scheme (10 + 12)	20809.87
14.	FSI sanctioned for the Scheme (13 / 7)	8.54
15.	Land TDR as pre cl. 3.11 of reg. 33(10)	2435.13
16.	In-situ sale BUA proposed	NIL
17.	Total BUA proposed to be consumed on plot	5953.90
18.	FSI proposed to be consumed on plot (17) / (7)	2.45
19.	Construction TDR	14855.97

Additional Conditions:

1. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of ASR to the Slum Rehabilitation Authority.
2. That you shall abide with all the proceedings / orders of court of law or any judicial / cosy judicial forums arising out of S.R. Scheme under reference, if any. You shall submit proposals by taking due cognizance of it from time to time.
3. 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 provisions of Notification issued by Ministry of Environment & Forest Dept.

SRA/DDTP/236/N/PL/LOI

If you are agreeable to all above conditions you may submit proposal for approval of plans, consuming the sanctioned F.S.I. on the plot separately for each building, in conformity with the D.C. Regulation No.33 (10) in the office of the undersigned.

Yours faithfully,

-sd-
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector Mumbai Suburban District.
2. Assistant Commissioner, "N" Ward, M.C.G.M.
3. Addl. Collector (Enc./Rem) MSD.
4. Chief Engineer (Development Plan), M.C.G.M.
5. H.E. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

for *Zusamy*
Chief Executive Officer
Slum Rehabilitation Authority