



**SLUM REHABILITATION AUTHORITY**

No. : **SRA/ENG/2645/RN/PL/LOI**

Date:

**27 SEP 2022**

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. Om Saath Realities LLP  
504, Vini Elegance, L.T. Road,  
Borivali (West), Mumbai – 400 092
3. **Society** : “Bajrangdas Bappa SRA CHS Ltd.”

**Subject: S.R. Scheme 1:** Revised LOI for amalgamation of plot bearing CTS No. 2482/B with ongoing S.R. Scheme on plot bearing C.T.S. No. 2482/A(pt.) & 2408(pt.) of village Dahisar, at Dahisar (E), Mumbai as per Regulation 33(10) for slum plot & Reg. 30 for non-slum plot of DCPR-2034.

**Clubbing with**

**S.R. Scheme 2:** Revised LOI for S.R. Scheme under regulation 33(11) of DCPR-2034 on plot bearing CTS No. 554/B of Village Borivali at Borivali (west), Mumbai.

Ref: SRA/ENG/2645/RN/PL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 13/11/2013 & Revised LOI dated 09/10/17 & 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 the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/2645/RN/PL/LOI dtd. 06/09/2019 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

**Condition No. 3:** 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, eligibility etc. the parameters shall be got revised from time to time.



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<b>Sr. No.</b>	<b>Particulars</b>	<b>Slum (Sq.mt)</b>	<b>Non-Slum (Sq.mt)</b>	<b>Total (Sq.mt)</b>
1.	Plot area	3577.11	405.77	3982.88
2.	Less : Setback/DP Road	1070.50	--	1070.50
3.	Balance Plot Area	2506.61	405.77	2912.38
4.	5% Amenity Open Space	--	--	--
5.	Net plot area	2506.61	405.77	2912.38
6.	Addition for FSI purpose Setback/DP Road	1070.50	--	1070.50
7.	Plot area for FSI	3577.11	405.77	3982.88
8.	Permissible FSI on Plot	--	1.00	--
9.	Additional 50% FSI as per Reg. 30 (50% of 405.77)	--	202.88	202.88
10.	FSI credit available by TDR (70% of 405.77 as plot fronting to 13.40 mt. road)	--	284.04	284.04
11.	Minimum FSI to be considered as per clause 3.8 of 33(10) of DCPR 2034 for plot abutting Road 13.40 mt.	4.00 or upto sanctioned FSI	--	--
12.	Rehabilitation BUA	6222.93	--	6222.93
13.	Areas of Amenities including common passage	2158.36	--	2158.36
14.	Rehabilitation Component	8381.29	--	8381.29
15.	Sale Component (Incentive 1.10)	9219.42	892.69	
16.	Total BUA permitted for project	15442.35	892.69	16335.04
17.	Total FSI permitted for project	4.32	2.20	--
18.	BUA permissible for Sale on plot	9219.42	892.69	10112.11
19.	Sale BUA proposed to be transferred to S.R. Scheme No.2 in Borivali from this S,R, Scheme	(-)1799.25	--	1799.25
20.	PTC BUA transferred from S.R. Scheme No.2 in Borivali to S.R. Scheme no.1	(+)1799.25	--	1799.25
21.	Total BUA proposed to be consumed on plot.	15442.35	892.69	16335.04
22.	FSI in-situ	4.32	2.20	--
23.	TDR generated in the Scheme	Nil	--	Nil

**Additional Conditions:**

1. That you shall revise scheme parameters in case tenement for which user is not provided in Annexure-II is held eligible for other residential user.
2. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate of developed land.

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3. That you shall hand over the road setback to the BMC as per SRA policy before obtaining C.C. to last 25% of sale BUA.
4. That you shall submit and get layout approved before granting C.C. to 3<sup>rd</sup> building in the layout
5. That you shall submit CFO NOC before asking for the further C.C. to respective building.
6. That you shall submit the revised MOEF NOC before granting C.C. beyond approved BUA in the earlier NOC.
7. That you shall submit revised NOC from E.E. (T&C) before obtaining further C.C.

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

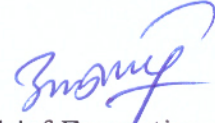

Yours faithfully,

  
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Assistant Municipal Commissioner 'R/N' ward
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA).

  
 Chief Executive Officer  
Slum Rehabilitation Authority