



SLUM REHABILITATION AUTHORITY

No. SRA/DDTP/0228/KW/PL/LOI

No. SRA/DDTP/206/PN/PL/LOI

Date:

29 DEC 2021

Scheme No.1

1. Licensed Surveyor : Shri. Ketan Belsare
of M/s. Ellora Project Consultants Pvt. Ltd.
Kher Nagar, Ninad CHS, 321-317,
Bldg.No.7, Kher Nagar service Road, Bandra (E)
Mumbai- 400 051.

2. Developer : M/s. Saroj Landmark Realty LLP
Hubtown Solaris, 807/808, 8th floor,
NS Phadke Road, Telli Gally,
Near Regency Hotel, Andheri (East), Mumbai.

Scheme No.3

1. Architect : Shri. Girish Chaudhari
Gharkul CHS 'B' wing,
Azad Road, Vile Parle (E),
Mumbai. 400 057.

2. Developer : Romell Real Estate Pvt. Ltd.
4th floor, Prius Infinity,
Subhash Road, Near Axis Bank,
Vile Parle (E),
Mumbai- 400 057.

Subject : Clubbing Revision of LOI for S.R. Scheme No.1 under Reg. 33 (11) & 33 (19) of DCPR-2034 for non-slum plot on plot bearing CTS. No. 844/34,844/35 & 844/36 of village Ambivali, Veera Desai Road, Andheri (West) K/W ward with **S.R. Scheme No.3** on plot bearing CTS. No. 19/B1, 19/A (pt), 19/C (pt), 20/B(pt), 20/C(pt) & 25/D at village Malad, Malad East, in P/N ward under Reg. 33(14)D of DCR 1991 & 33(11) of DCPR 2034.

Ref : SRA/DDTP/0228/KW/PL/LOI & SRA/DDTP/206/PN/PL/LOI

Gentleman,

With reference to the above mentioned S.R. Scheme and on basis of documents submitted by application and in continuation to earlier Revised Clubbing LOI dtd. 11/09/2020 & 09/03/2021, this office is pleased to issue in principal approval to the scheme in the form of this **Revised Clubbing Letter of Intent (LOI)**, subject to following conditions.

1. The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number Scheme No. 1 SRA/DDTP/0228/KW/PL/LOI dtd. 11/09/2020 and scheme No. 3 SRA/DDTP/206/PN/PL/LOI dtd. 09/03/2021 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 the following scheme parameters. In the event of change in area of plot, etc. the parameters shall be got revised from time to time.
3. Revised LOI Scheme parameter Scheme No. 1 & 3.

Sr. No.	Item	Area proposed in sq.mt.							
		Scheme No. 1 Reg. 33 (19)		Scheme No. 1 Reg. 33 (11)			Scheme No. 3 Reg. 33 (11)		
1	Plot Area	3617.50		1891.10			12035.29 sq.mt.		
a	Sub Plot area	--		--			Area under 33 (11) of DCPR Sub Plot A	Balance Area Sub Plot B	
							3648.40	8386.89	
2	Deduction for : i) Road set back ii) R.G.	Nil		Nil			Nil		
3	Net plot area (1-2)	3617.50		1891.10			3648.40		
	Less 15% R.G. (if applicable)	--		--			--		
4	Plot area for FSI purpose	3617.50		1891.10			3648.40		
5	Permissible FSI as per Clause 33 (11) & 33 (19)	4.00		4.00			4.00		
6	Permissible BUA in situ	14470.00		7564.40			14593.60		
7		Zonal	Additional FSI as per Reg. 33 (19) on payment of premium	PTC	Free Sale	Zonal	PTC	Free Sale	Zonal
8	Max FSI permissible on plot	1.00	4-1 = 3	1.50	1.50	1.00	1.50	1.50	1.00
9	Max BUA permissible on plot	3617.50	(3617.50 x 4) - (3617.50) = 10852.50	2836.65 (BUA PTC Transfer to Scheme No.3	2836.65 + 2836.65 (Transfer from Scheme No. 3 of Malad = 5673.30	1891.10	5472.60 (1.50 FSI) + 2765.77 (PTC Trf. from Malad West scheme) + 1331.00 (PTC Trf. from Mulund East scheme) + (1375.83 + 1460.82) = 2836.65 (PTC proposed to be Trf. from Andheri West scheme at this stage) = 12406.02	5472.60 (1.50 FSI) - 2765.77 (Sale Trf. to Malad West scheme) - 1331.00 (Sale Trf. to Mulund East scheme) - 1375.83 (Sale Trf. to Andheri West scheme at this stage) = Nil	3648.40 1460.82 (Sale Trf. to Andheri West scheme at this stage) = 2187.58
10	BUA proposed	3617.50	10852.50	Nil	5673.30	1891.10	12406.02	Nil	2187.58

4. That Rehabilitation component of scheme on. 3 shall include.

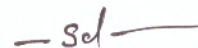
a.	183	Numbers of PTC with carpet area of 25.00 sq.mt
b.	02	Number of Balwadi
c.	02	Number of Welfare Centre
d.	03	Number of Society Office
e.	13	Number of Commercial tenements with carpet area 20.90 sq.mt
f.	119	Numbers of PTC with carpet area of 27.88 sq.mt

5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) & 33(11) of DCPR 2034 and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per Sq. Mts. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.

6. That you shall pay an unearned income as per Reg. 33(10) at appropriate stages.

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

Yours faithfully,

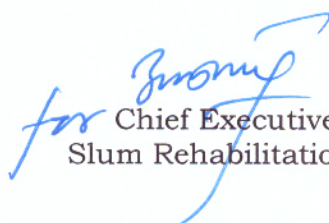


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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



for Chief Executive Officer
Slum Rehabilitation Authority