



SLUM REHABILITATION AUTHORITY

No.: RC/PVT/0044/20211011/LOI

Date: **27 SEP 2022**

1. **Architect:** Shri. Manishkumar V. Bagsariya
of M/s. Jiyani Consultancy LLP
802, 8th Floor, Shiva Mudra CHSL,
Nanda Patkar Road, Vile Parle (East),
Mumbai- 57.
2. **Developer:** M/s. Ramniyati Aditya Developers LLP.
B-305, Shri Kedarnath CHSL, Vrindavan Marg,
Ovaripada, Dahisar (East), Mumbai.

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: RC/PVT/0044/20211011/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 16/12/2021 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 RC/PVT/0044/20211011/LOI dtd. 16/12/2021 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 PTC shall be as per the following scheme parameters.

The salient features of the scheme are as under:


Sr. No	Particulars	Area in Sq.mt.
1	Area of plot considered for the scheme	1199.50
2	Deductions for Road Setback / Reservations	--
3	Amenity as per Regulation 14	--
4	Total Deductions	Nil
5	Net Plot Area	1199.50
6	Total area for FSI computation	1199.50
7	FSI permissible on Plot	4.00
8	BUA Permissible on Plot	4798.00
9	Permissible Zonal FSI	1199.50
10	Permissible PTC Component	1799.25
11	Permissible Free sale Component	1799.25
12	(-) PTC BUA proposed to be transferred to S.R. Scheme in Dahisar (S.R. Scheme no. 1)	1799.25
13	PTC BUA proposed	Nil
14	(+) Sale BUA proposed to be transferred from S.R. Scheme in Dahisar (S.R. Scheme no. 1)	1799.25
15	Total Sale BUA proposed	4798.00
16	Total BUA proposed	4798.00

Additional conditions:

1. That you shall submit revised CFO NOC for sale building before asking further C.C. for the same.

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 Development Control and Promotion Regulations -2034 in the office of the undersigned within 90 days from receipt of this LOI.

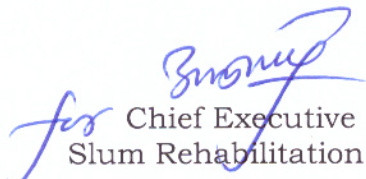
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "R/C" Ward, M.C.G.M.
3. Addl./Dy. Collector etc. as applicable.
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 Chief Executive Officer
Slum Rehabilitation Authority