



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/909/HE/ML/LOI

Date: 14 MAR 2023

- 1. Architect** Shri. Mukesh Bahadur.  
M/s. Consultant Combined.  
B-101, Manek Kunj, (Meghwadi)  
Dr. S.S. Rao Road, Lalbaug, Mumbai-400012.
- 2. Developer** M/s. Blue Castle Infra LLP  
B/18/302, Al-Rizwa, Millat Nagar,  
Andheri West , Mumbai - 400058
- 3. Society** "Om Sai SRA CHS Ltd."  
C.T.S. No. 600(pt) of village Bandra, Kherwadi,  
Ganpat Dayma Marg, Bandra (E), Mumbai -  
400051

**Subject :** Clubbing LOI of S. R. Schemes i.e

**Scheme-I:**

Revised LOI for proposed S.R. Scheme under Reg. 33 (10) on plot bearing CTS No. 600 (pt) of Village Bandra (East), Mumbai 400051, For "Om Sai SRA CHS Ltd."

Proposed to be clubbed with

**Scheme-II:**

Proposed S.R. Scheme on slum plot bearing C.T.S. No. 1663B, 1663B/1-4, F.P. No. 343 & CTS. No. 1664, 1664/1-2, F.P. No. 345 of T.P.S. village - Vile Parle, Taluka - Andheri (MSD), At Junction of Neharu Road and Nanda Patkar Road Vile Parle East Mumbai in K/E ward under Reg. 33(11) of DCPR-2034.

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**Scheme-III:**

Proposed S.R. Scheme on slum plot bearing C.T.S. No.E/572 of Village Bandra-E, Taluka - Andheri MSD at S V Road, Khar (W), Mumbai Suburban District under Reg. 33(11) of DCPR-2034.

Ref : SRA/ENG/909/HE/ML/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.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.

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Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

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2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/909/HE/ML/LOI dtd. 06.10.2010 & 23/03/2022, all the Conditions mentioned in earlier LOI shall be complied with.
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, Nos. of eligible huts etc. the parameters shall be got revised from time to time.
4. **The salient features of the scheme are as under:.**

Sr. No.	Description / Particulars	Scheme -I 33(10) sq.mt	Scheme -II 33(11) Sq.mt			Scheme -III 33(11) Sq.mt		
1	Gross plot area for S.R. Scheme	1383.52	945.60			484.90		
2	Road Set-back area	107.84	0.00			36.07		
3	Total Deduction	107.84	0.00			36.07		
4	Balance Area of Plot	1275.68	945.60			448.83		
4a	Additional Area for FSI	107.84	--			36.07		
5	Area of Plot for FSI purpose	1383.52	915.60			484.90		
6	Permissible Floor Space Index or sanctioned FSI	3 or sanctioned FSI	3.00			4.00		
7	Permissible Built- up Area (upto sanctioned or 3 FSI whichever is higher for Scheme-II)	4150.56	2836.80			1939.60		
8	Rehab BUA/PTC 1.50 permissible FSI	2090.71	945.60			727.35		
8a	Passage area	702.04	--			--		
9	Rehab Component	2792.75	-			-		
10	Rehab BUA/PTC BUA proposed	2792.75	945.60			726.44		
11	Rehab/PTC BUA Transferred in Scheme-II	(=)+945.60(S-II)+726.44(S-III)=1672.04	-945.60			-726.44		
12	Balance Rehab/PTC Component	3762.75	0.00			0.00		
13	Sale BUA Transferred from Scheme-II	(=)-945.60(S-II)-726.44(S-III)=1672.04	+945.60			+726.44		
14	Sale BUA generated within scheme/proposed in	1120.71	Zonal	Free Sale	Sale Transferred	Zonal	Free Sale	Sale Transferred
			945.60	945.60	945.60	484.90	726.44	+ 726.44

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Sr. No.	Description / Particulars	Scheme -I 33(10) sq.mt	Scheme -II 33(11) Sq.mt	Scheme -III 33(11) Sq.mt
			2836.80	1937.78
15	Total Built- up Area sanctioned for Scheme	4883.46	2836.80	1937.78
16	FSI proposed to be consumed/ in-situ	3.52	3.00	3.99
17	Spill TDR generated in the scheme	--	--	--
18	No. of Eligible slum dwellers to be accommodated in scheme.	Resi - 27 Nos. Comm- 14 nos. R/C-01	--	--
19	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	24 Nos.	--	--
20	PTC transferred from Scheme-II, & III to Scheme-I.	17(S-II) + 23 (S-III) = 40 Nos.	--	--
21	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12I of Reg. 33 (10) of DCPR 2034.	Resi-05 Nos.	--	--

5. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
6. That the developer shall submit the certified Annexure-II for Non-Eligible tenements as provisional PAP's before asking OCC Sale Wing for Composite Bldg. u/ref.
7. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.
8. That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) NOC from E.E. (M & E) & Civil Aviation NOC before asking Further CC building under reference.



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9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
10. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly, complied with the requirement of SWM of MCGM on site.
11. 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 provision of Notification issued by Ministry of Environment & forest Dept.
12. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
13. That you shall submit revised NOC from Civil Aviation Authority before asking CC beyond permitted height & will produce confirmation certificate from Agency appointed by Civil Aviation Authority

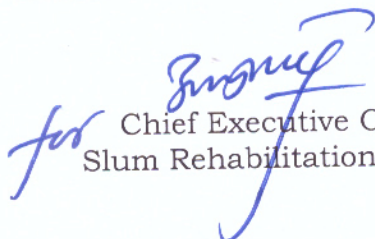
Yours faithfully,



Chief Executive Officer  
Slum Rehabilitation Authority

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

1. Municipal Commissioner, MCGM.
2. Designated Commissioner, "H/E" Ward, M.C.G.M.
3. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
4. H.E. of MCGM.
5. I.T. Section (SRA), to publish this LOI on SRA website.

  
for Chief Executive Officer  
Slum Rehabilitation Authority