



## SLUM REHABILITATION AUTHORITY

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

Date: **23 MAR 2022**

- 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

**Sub:** Issue Revised LOI – Proposed S.R. Scheme u/reg. 33(10) of DCPR 2034, on plot bearing C.T.S. No. 600(pt) of village Bandra, Kherwadi, Ganpat Dayma Marg, Bandra (E), Mumbai – 400051. For "Om Sai SRA CHS Ltd."

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.
2. This LOI is in continuation with earlier LOI u/no. SRA/ENG/909/HE/ML/LOI dtd. 06.10.2010 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.



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- **The salient features of the scheme are as under:.**

<b>Sr. No.</b>	<b>Description</b>	<b>Parameter as per DCPR 2034</b>
1	Area of plot	1383.52
2	Deduction for a) Set back area	107.84
	b) Any Reservation	..
3	Balance plot area (1-2)	1275.68
4	Add. Area for FSI purpose	...
	a) Set back area	107.84
	b) Any Reservation	---
5	Plot area for FSI (3+4)	1383.52
6	Maximum FSI Permissible plot	3.0 or Sanctioned FSI
7	Incentive Ratio	1 : 1.00
8	Total BUA Permissible in-situ	
9	Rehab Built-up area	2038.47
10	Rehab component	2680.08
	Sale component (Incentive as per plot area - (10 x 1.00)	2680.08
11		
12	Total BUA for project (9+11)	4718.55
13	FSI consumed (12/5)	3.41
14	In-situ Sale Built-up area	2677.06
15	Permissible Sale Fungible 35% in situ	938.03
16	Total Sale BUA permissible including fungible FSI (14 + 15)	3618.11
17	No of Slum dwellers	---
	a) Eligible Rehab Resi.	27
	b) Eligible Rehab Comm.	14
	c) Eligible Rehab R/C.	01
	d) Provisional Rehab Resi.	05
	e) Provisional Rehab Comm	---
	f) Religious (in Sale)	01
	f) PAP	24

4. 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.
5. 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.



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6. 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.
7. 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.
8. 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.
9. 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 .
10. That you shall submit Registered Undertaking stating therein that , the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions .The entire responsibility in this regard shall vest with the Developer.
11. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI / Registered structural engineer etc.
12. That all the conditions in Circular dtd. 28.08.2019 issued by GOM relevant to amendment in Sec. 15A of Slum Act 1971 shall be complied with.
13. 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.

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14. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
15. That Revised NOC from Railway Authority shall be obtained at the time of CC beyond 40.20 mtr. of building u/ref.
16. That you shall submit requisite NOC 's from Concern department for religious structure , before starting actual construction work on time
17. That you shall submit registered undertaking stating that part /pocket terrace created will not be misused before issue of IOA
18. That you shall submit registered undertaking stating that you will submit revised NOC from Civil Aviation Authority before asking asking CC beyond permitted height & will produce confirmation certificate from Agency appointed by Civil Aviation Authority

Yours faithfully,

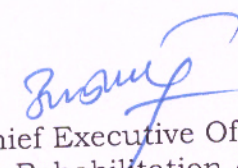
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

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