



SLUM REHABILITATION AUTHORITY

No. H-W/PVT/0074/20180519/LOI

Date:

11 JUL 2023

1. **L.S.** : Shri. Santosh Zirmute of
M/s. Arch View Associates
46/2249, Suprabhat CHS, Gandhi Nagar, Near
MHADA office, Bandra (East), Mumbai- 400 051
2. **Developer** : M/s. Searock Construction LLP.
801, Casablanca, Plot No. 130, Gulmohar Cross,
Road no. 10, JVPD, Juhu, Mumbai. 400 049

Sub.: Issue of revised LOI

- 1) Slum Rehabilitation Scheme on plot bearing C.T.S. Nos. 432/3 to 9, 432/18 to 25, 432/29 to 36, 432/45 to 52, 432/59 to 71, 432/78 to 82, 432/90 to 94, 432/108 to 112, 432/120 & 432/122 to 125 at Village Oshiwara, R.M.Rd., Taluka Andheri, Jogeshwari (W) for "Singh SRA CHS (Prop.)" as per Reg. 33(10) of DCPR-2034.
(Now called as S.R. Scheme no.1)

Clubbed with

- 2) Slum Rehabilitation Scheme on plot bearing Survey No. 318 (part), C.T.S. No. C/1629A 1/3A and C/1629A 1/3B of village Bandra, at Pali Hill road, Khar (West), Mumbai u/s 33(11) of DCPR 2034. **(Now called as S.R. Scheme no.2)**

Ref.: H-W/PVT/0074/20180519

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on basis of documents submitted by applicant, and in continuation to earlier LOI dated 28/04/2023 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions: -

1. That all the condition mentioned in LOI u/no. H-W/PVT/0074/20180519/LOI Dtd. 20/01/2021 and 28/04/2023 shall be complied with.
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, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Item	Revised Parameters (in sq. mtr.)
1	Plot area	870.60
2	Deduction	
	(a) Road set back	107.57
3	Balance plot area	763.03

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4	Plot area for FSI	870.60				
5	Permissible FSI	Upto 3.00				
6	Total BUA permissible	2611.80				
7	Permissible BUA on road setback as per Reg. 30 read with Reg. 32 (setback area- 78.68x 2)	Nil				
8	Permissible BUA for PTC (Total permissible BUA - Zonal FSI - Road setback BUA)/2)	870.60 {i.e. (2611.80 - 870.60)=1741.20/2}				
8	Maximum permissible FSI	Zonal FSI	Road setback BUA	Incentive Sale FSI	PTC FSI	Total
9	Maximum permissible BUA	870.60	Nil	870.60	870.60	2611.80
10	After clubbing Max. BUA permissible.	870.60	Nil	1741.20 = (870.60 incentive sale BUA of scheme + 870.60 sale BUA transferred from scheme no.1)	Nil = 870.60PTC BUA transferred to scheme no. 1	2611.80
11	BUA to be proposed after clubbing	2611.80			-	2611.80
12	No. of PTC Tenements	Nil				

3. That you shall develop the road set back area as per MCGM specification after obtaining the remarks of E.E. (Roads) planning & the developed road setback area shall be handed over to MCGM & P.R. Card shall be transferred in the name of MCGM before granting CC of the last 25% of sale BUA of Sale bldg.

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

Yours faithfully,

sd/-

Dy.Che. Engineer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "H/W" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website

[Signature]
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