



## SLUM REHABILITATION AUTHORITY

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

Date:

28 APR 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, Casablance, Plot No. 130, Gulmohar Cross,  
Road no. 10, JVPD, juhu, Mumbai. 400 049

Sub.: Revision of LOI by clubbing of

- 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.

**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.

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

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 20/01/2021 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions:-

1. That all the condition mentioned in LOI u/no. H-W/PVT/0074/20180519/LOI Dtd. 20/01/2021 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	78.68				
3	Balance plot area	791.92				
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)	$\frac{870.60 + \{i.e. (2611.80 - 870.60) = 1741.20\}}{2}$				
8	Maximum permissible FSI	Zonal FSI	Roadseth ack 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	$1741.20 = (870.60 \text{ incentive sale BUA of scheme} + 870.60 \text{ sale BUA transferred from scheme no.1})$	$\text{Nil} = 870.60 \text{ PTC BUA transferred to scheme no. 1}$	2611.80
11	BUA to be proposed after clubbing	2611.80	-	-	2611.80	
12	No. of PTC Tenements	Nil				

3. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
4. That you shall submit a registered joint undertaking from both the Developer M/s. Meezab Enterprises and M/s. Searock Construction LLP for stating therein that, the Partners of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners of both the developers firm and also indemnifying the SRA & its staff from any litigations, damages, claims, etc.



5. That you shall submit Revised NOC from CFO, N.O.C from E.E. (T & C) for parking layout, N.O.C from Ch. Eng. (M & E) of MCGM for mechanical parking, structural stability certificate from Registered structural engineer for mechanical parking arrangement & undertaking from developer that they will insert a condition in the agreement with end user that in case of failure or accident caused by mechanical parking SRA & its officers will not be liable for any claim from end user before granting Further CC to the Sale building.

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/-*

Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

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

*for* *[Signature]*  
Chief Executive Officer  
Slum Rehabilitation Authority