

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2774/RS/ML/LOI

Date:

22 AUG 2022

1. **Architect** : Shri. Suresh Gaikwad.
of M/s. Skytech Consultants,
A-301, Agarwal B2B Center, D'monte Lane,
Near Malad Industrial Estate, Orlem,
Above Silver Oak hotel, Kanchpada,
Malad (W), Mumbai – 400 064.
2. **Developer** : M/s Dimple Realtors Pvt. Ltd.
S2, 73East, Ground Floor, M.G. Road, Off Link
Road, Kandivali (West), Mumbai 400067
3. **Society** : Sai-Azad SRA CHS (Prop.).
of village Kandivali, R/S Ward, K.D. Compound,
Off Link Road, Kandivali (W), , Mumbai 400067

Subject : Issue of Clubbing LOI : For S. R. Scheme under Regulation 33(10) of DCPR 2034, on the land bearing Part of CTS Nos. 751, Part of CTS No. 787, CTS No.791, Part of CTS No. 792 and Part of CTS No. 793 of village Kandivali, at Link Road, Kandivali (W), in R/South Ward for **“Sai-Azad SRA CHS (Prop.)”. (S.R. Scheme No. 2)**

Clubbed with

For S.R. scheme as per Regulation 33 (11) of DCPR 2034 on plot C.T.S. No. 692, 693, 694/A, 694/B, 694/C, 710/A, 710/B, 710/C, 711/B, 711/C, 719, 721 & 722 of village Kandivali Taluka Borivali at Kandivali (West) Mumbai. in R/South Ward. (S.R. Scheme No. 1)

Ref : **SRA/ENG/2774/RS/ML/LOI (S.R. Scheme No. 2)**
SRA/DDTP/222/RS/PL/LOI (S.R. Scheme No. 1)

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 revise **Letter of Intent (LOI)** subject to the following conditions.

1. That all the conditions of LOI under no. SRA/ENG/2774/RS/ML/LOI dated 08/12/2021 shall be complied with.

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2. 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.
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.

The salient features of the S.R. Scheme No. 2 are as under :

Sr. No.	Description	As per Revision of LOI (Area in Sq. Mts.)
1	Plot area considered for scheme	8032.80
2	Less : 13.40m wide proposed D.P. Road	931.79
	Total deductions	931.79
3	Balance Plot Area (1-2)	7101.01
4	Net Plot Area	7101.01
5	Addition for FSI purpose i) 13.40m wide proposed D.P. Road	931.79
6	Plot Area for FSI (4+5)	8032.80
7	Rehabilitation BUA	16288.67
8	Areas of Amenities including common passage	8529.36
9	Rehabilitation Component (7+8)	24818.03
10	Sale Component (9 x 1.15), LR/RC = 1.82, Incentive = 1.15	28540.73
11	Total BUA permitted for project (7+10)	44829.40 (160288.67 + 28540.73)
12	Total FSI permitted for project (11/1)	5.58
13	BUA permissible for Sale on plot (10)	28540.73
14	Total BUA proposed to be consumed on plot (7+10)	44829.40
15	Clubbing PTC component transfer from S.R. Scheme No. 1 to S.R. Scheme No. 2	4149.54
16	Clubbing Sale component in lieu of PTC Component transfer to S.R. Scheme No. 1	4149.54
17	Sale Built-up area permissible in situ after clubbing (13 – 16)	24391.19 (28540.73 – 4149.54)
18	Total BUA proposed to be consumed on plot after clubbing (7+15+17)	44829.40
19	Tenements proposed / required. as per Reg. 33(10)	
	a. Eligible Residential	134 Nos.
	b. Eligible Commercial	12 Nos.
	c. Provisional Residential	100 Nos.
	d. Provisional Commercial	21 Nos.
	e. PAP generated in scheme as tenement density	205 Nos.
20	Amenities proposed / required. as per Reg. 33(10)	
	Balwadi	02 Nos.
	Welfare Center	02 Nos.
	Library	02 Nos.
	Women Ent. Center	02 Nos.
	Society Office	04 Nos.
	Community Hall	01 Nos.
	Total Rehab Tenements with Amenities	485 Nos.

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20.	Clubbing PTC Tenements	75 Nos.
	Amenities of Clubbing PTC Tenements	
	Balwadi	01 Nos.
	Welfare Center	01 Nos.
	Library	01 Nos.
	Women Ent. Center	01 Nos.
	Society Office	01 Nos.
	Total PTC Tenements with Amenities	80 Nos.

4. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
5. A registered undertaking from the Developer that 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 the developers and also indemnifying the SRA & its staff from any litigations, damages, claims, etc.
6. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

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 DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,



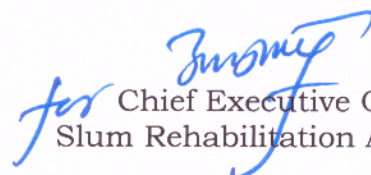
Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Sai Azad SRA CHS (Prop.)
2. Municipal Commissioner, MCGM.
3. Collector, Mumbai Suburban District.
4. Assistant Mun. Commissioner, "R/S" Ward, M.C.G.M.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority