



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/222/RS/PL/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

Subject : Issue of Clubbing LOI : 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)**

Clubbed with

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 (West), Mumbai in R/South Ward for "Sai-Azad SRA CHS (Prop.). (S.R. Scheme No. 2)

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

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. That all the conditions of LOI under no. SRA/DDTP/222/RS/PL/LOI dated 16/08/2019 shall be complied with.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.

No. SRA/DDTP/222/RS/PL/LOI.

3. The built-up area for sale and PTC shall be as per the following scheme parameters. In the event of change in area of plot. The parameters shall be got revised from time to time.

Parameters BUA /FSI under Reg. 33(11) of DCPR 2034 for SR Scheme No. 1

Sr. No.	Description	As per Revision of LOI Area in Sq. Mt.		Total Area in Sq. Mt.	
1	Plot Area	9119.95		9119.95	
2	Deduction for Set Back area	2621.70		2621.70	
3	Balance plot area. (1)- (2)	6498.25		6498.25	
4	Deduction for plot area under existing structure	100.00		100.00	
5	Balance Plot area (3-4)	6398.25		6398.25	
6	Addition for Set Back area for FSI purpose	2621.70		2621.70	
7	Plot area for FSI (5+6)	9019.95		9019.95	
8	Permissible FSI	4.00		4.00	
		Additional FSI			
9	Total proposed FSI including PTC & Sale	Zonal FSI	Sale	PTC	Total FSI
	Proposed FSI	1.00	1.30	1.30	3.60
	Total BUA proposed	9019.95	11725.94	11725.94	32471.8
	BUA for clubbing :				
	Less: PTC BUA transfer to SR Scheme 1 to 2	--	--	4149.54	--
	Add: Sale BUA transfer from SR Scheme 2 to 1	--	4149.54	--	--
	Total BUA	9019.95	15875.48	7576.40	--
	Total BUA proposed after clubbing	24895.43		7576.40	32471.8
10	No. of PTC Tenements including Amenities proposed				
	PTC Tenements (7576.40 Sq. Mts.)				181 Nos.
	Balwadi				01 Nos.
	Welfare Center				01 Nos.
	Soc. Office				02 Nos.
	Library				01 Nos.
	Women Ent.				01 Nos.
	Total				187 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.

No. SRA/DDTP/222/RS/PL/LOI.

If applicant /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 revised LOI.

Yours faithfully,



Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

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

Yours faithfully,



Chief Executive Officer
Slum Rehabilitation Authority