



SLUM REHABILITATION AUTHORITY

No. SRA/DDTP/172/PN/PL/LOI

Date: 18 MAY 2022

1. **Architect** : Shri. Vishwas Satodia
1102/B-wing, 11th floor, Shah
Arcade-II, Rani Sati Marg, Malad (E)
Mumbai- 400 097.
2. **Developer** : M/s. Ayyappa Developers Pvt. Ltd.
402, Traffic Lite, M.G. Road,
Ghatkopar (w), Mumbai – 400 053.

Sub.: Revised LOI for S.R. Scheme on non-slum plot bearing C.T.S. Nos. 653 (pt.), 653/1 to 17 of Village Malad (S), S.V. Road, Malad (W), Mumbai Suburban District in P/N –ward under Reg. 33(14)(D) of DCR-1991 with additional non-slum plot on CTS no. 653 (pt.) under Reg. 30 & 32 of DCPR-2034.

Ref.: SRA/ DDTP/172/PN/PL/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 30/11/2011 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 conditions of LOI u/no. SRA/ SRA/ DDTP/172/PN/PL/LOI dated 30/11/2011 except the following conditions & additional conditions shall continue and shall be complied at appropriate stages.
2. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters:-

Sr. No.	Description	Revised Scheme parameters for total Plot Area				
		As Per Reg. 30 & 32 of DCPR-2034.	As per Reg. 33(14)(D) of DCR-1991.			Total (in sq.mt.)
1	Total Plot area (As per triangulation & P.R card)	1954.60	2592.90			4547.50
2	Less – area under ULC	292.60	--			292.60
3	Balance Plot area (1-2)	1662.00	2592.90			4254.90
4	a) Setback area of 13.40 mtr. wide D.P. Road.	--	427.40			427.40
	b)Reservation of Municipal school	831.00	--			831.00
	Total (a) + (b)	831.00	427.40			1258.40
5	Net plot area (3 – 4)	831.00	2165.50			2996.50
6	FSI restricted to 2125 sq. mtr.	--	2125.00			2125.00
7	Addition for FSI (4)	831.00	427.40			1258.40
8	Total Plot Area for FSI Purpose	1662.00	2552.40			4214.40
9	Max. in situ Permissible F.S.I.	2.50	2.50			
		2.50 (1.00 Zonal + 1.00 TDR + 0.50 additional FSI by premium	1.00 (Zonal)	0.75 (Incentive)	0.75 (PTC)	
10	Max. BUA permissible in-situ	4155.00 = 1662.00 (Zonal)+ 1662.00 (TDR) + 831.00 (0.50 by premium	2552.40	1914.30	1914.30	10536.00
			6381.00			
11	Sale BUA permissible	4155.00	2552.40	1914.30	--	8621.70
12	Total Proposed	4155.00	2552.40	1911.04	1917.56	10536.00

	BUA					
13	Total FSI sanctioned	2.50	1.00	0.749	0.751	
14	Sale BUA proposed in-situ	4155.00	2552.40	1911.04	--	8618.44
15	No. of PTC t/s. as per Reg. 33 (14) D	--	49 nos.			
16	BUA of buildable reservation of Municipal Primary School	988.65				988.65
17	Area of non-buildable reservation Setback of D.P. Roads	427.40				427.40

2. That you shall submit the Concurrence from Municipal Architect of MCGM before granting further CC to CompositeBldg. no. 3.
3. The BUA/TDR in lieu of cost of construction against handing over of built up amenity will be granted only after handing over of Municipal Primary School Reservation in Composite building no. 3 to the MCGM/Competent Authority.
4. That as per Reg., Provision for treating the wet waste in situ will have to be made and a clause must be included by the owner/ developer in the purchase agreement with the purchaser, owner of the premises/ organization or society of the occupiers or the society of purchasers.
5. That you shall submit the Registered Undertaking stating therein that, the Fitness Centre will not be misused & the same will be handed over to the Society of flat purchasers for the use of them.
6. That you shall submit the NOC from E.E (M& E) of MCGM for Artificial Ventilation shafts.
7. That you shall submit the NOC from E.E. (M & E) regarding adequacy of light & ventilation to the basement before granting further CC to respective bldg.
8. That the TDR will be granted only after purchase of permissible TDR in S.R. Scheme under reference.

9. That you shall submit the remarks of Western Railway Authority before granting further C.C. to the Composite building no. 03 abutting to Western Railway buffer boundary.
10. That you shall submit the NOC / Clearance from MOE & F before granting C.C. beyond 20,000 sq. mtr. of area in S.R. Scheme.
11. That you shall provide electric charging point for electric vehicle.

Yours faithfully,

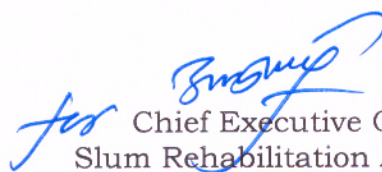


Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai Suburban District.
3. Assistant Commissioner, 'P/N' ward, MCGM.
4. Deputy Chief Engineer, Development Plan, M.C.G.M.
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this LOI on SRA site.



Chief Executive Officer
Slum Rehabilitation Authority