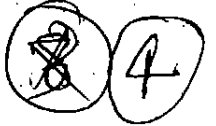
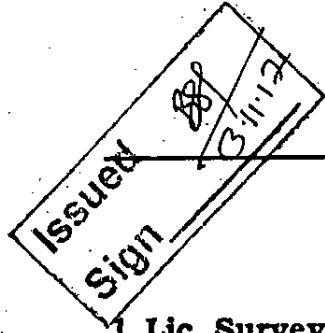


SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/1770/PN/PL/LOI

Date: - 3 NOV 2017



1. Lic. Surveyor : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants,
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. Developer : M/s. Royal Realtors,
6th floor, Shah Trade Centre,
Rani Sati Marg,
Near Western Express Highway,
Malad (East), Mumbai - 400 097.
3. Society : "Omkar Hitvardhak SRA CHS Ltd."

Sub: Revised LOI in proposed S.R. Scheme on plot bearing C.T.S. No. 708, 729, 730, 730/1 to 2, 731, 732, 732/1 to 5 & 733(pt.) of village Malad, Taluka Borivali at Triveni Nagar, Malad (East), Mumbai- 400 097.

Ref: SRA/ENG/1770/PN/PL/LOI

Gentleman,


With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 08/03/2010, 09/07/2014, 18/10/2014 & 25/10/2016 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.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/1770/PN/PL/LOI dtd. 25/10/2016 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

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.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai -400 051.

Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in


Executive Engineer
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

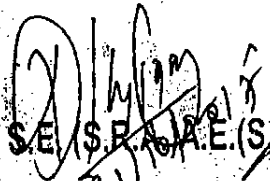
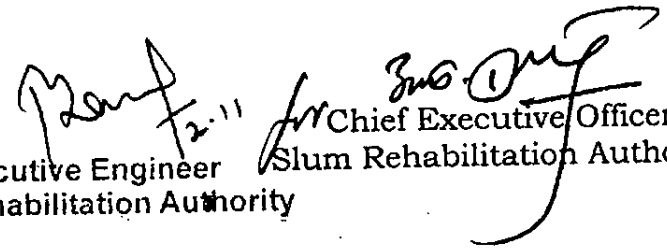
The salient features of the scheme are as under:

Sr No	Description	Area in sq. mt.			Total	
		Slum	Non Slum plot			
1.	Plot area	2179.50	3502.90			5682.40
2.	Deduction for road setback	221.26	326.10			547.36
3.	Balance plot area	1958.24	3176.80			5135.04
4.	Deduction for 15% Recreational Open space	Nil	476.52			476.52
5.	Net plot	1958.24	2700.28			4658.52
6.	Addition for FSI purpose	221.26	326.10			547.36
7.	Plot area for FSI purpose	2179.50	3026.38			5253.88
8.	Maximum Permissible FSI	3.00	0.75 Rehab PTC	0.75 Incentive	1.00 Zonal	
9.	Built up permissible on plot	6538.50	2269.79 + 1196.89 (PTC clubbing area) = 3466.68	2269.79 - 1196.89 (Sale transferred area) = 1072.90	3026.38	14104.46
	Total BUA permissible for 33(14) D	-	7565.96			7565.96
10.	Rehab BUA	4020.20 (i. Rehab BUA - 3035.25 + ii. Clubbing PAP FSI 984.95)	-	-	-	4020.20
11.	Amenity & Passage	1033.33 (i. Rehab - 820.28 + ii. Clubbing 213.05)	-	-	-	1033.33
12.	Rehab component	5053.53 (i. Rehab - 3855.53 + ii. Clubbing PAP comp. 1198.00)	-	-	-	5053.53
13.	Sale component as per 33(10) (i.e. 12(i))	3855.53	-	-	-	3855.53
14.	Proposed PTC BUA for 33(14) D	-	3479.72	-	-	3479.72
15.	Total Rehab BUA including PTC BUA	4020.20	3479.72	-	-	7499.92
16.	Sale BUA permissible as per 33 (14)D (Total area less PTC area)	-	-	1059.86	3026.38	4086.24
17.	Total BUA sanctioned for the project	6890.78	3479.72	1059.86	3026.38	14456.74
18.	FSI sanction for the project	3.16	1.15	0.35	1.00	
19.	Sale BUA permissible in-situ	2518.30	-	1059.86	3026.38	6604.54

20.	TDR generated	352.28	-	-	352.28
21.	Area of reservation/ setback / DP road to be handed over	221.26		326.10	547.36
22.	Nos of tenements i. Rehab Resi under 33(10) ii. Rehab Com under 33(10) iii. PAP under 33(10) iv. Clubbing PAP v. PTC under 33(14)D	28 nos. 02 nos. 70 nos. 32 nos.			28 nos. 02 nos. 70 nos. 32 nos. 121 nos.
23.	Amenities to be provided Balwadi Welfare center Society office				02 nos. 02 nos. 01 no.

If applicant Society/Developer/L.S. are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

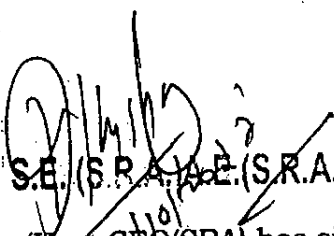
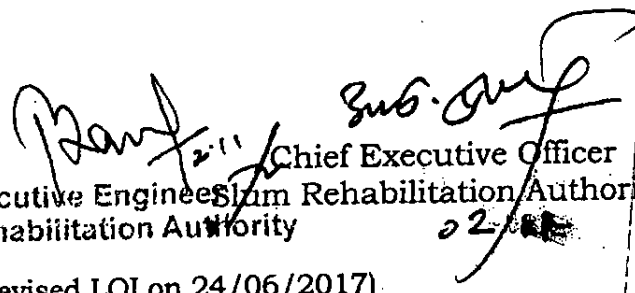
Yours faithfully,

 
 Executive Engineer Slum Rehabilitation Authority
 Chief Executive Officer Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the Revised LOI on 24/06/2017)

Copy to:

1. Collector Mumbai Suburban District.
2. Assistant Commissioner, "P/N" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no. 37.
5. I.T. Section (SRA), to publish this LOI on SRA website.

 
 Executive Engineer Slum Rehabilitation Authority
 Chief Executive Officer Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the Revised LOI on 24/06/2017)

