



SLUM REHABILITATION AUTHORITY

No.:N/PVT/0113/20230323/LOI

Date:

28 DEC 2023

1. **Architect** : Mr. Vishal Yogendra Singh.
M/s Vishaarad Architects.
611, 6th Floor, Surya House, Opp.
R.N. Gandhi School, Rajawadi Road,
Vidyavihar (E), Mumbai - 400 077
2. **Developer** : M/s. Anemone Homes LLP.
611, 6th Floor, Surya House, Opp.
R.N. Gandhi School, Rajawadi Road,
Vidyavihar (E), Mumbai - 400 077.

Subject : S.R. Scheme-1:Revised LOI for proposed S.R. Scheme under regulation 33(10) on plot bearing C.T.S. No. 1 (A) (pt), Survey no. 93 (pt.) Plot no. 49, Road no 5/6, of village Deonar, Tal. - Kurla at Shivaji Nagar, Govandi (E), Mumbai - 400 043. (Already clubbing with C.T.S. No. 187, 187/1 to 9 of Village Kurla 4 at L.B.S. Marg, Kurla West, Mumbai.)

Clubbing with

S.R. Scheme-3 :Amalgamate cum Revised LOI for proposed S. R. Scheme under Reg. 33(11) of DCPR 2034 on plot bearing C.T.S. No. 5741, F.P. No. 353B/3& 353B/4 of Village- Ghatkopar- Kirol, Tal- Kurla, 90 ft Road, Vallabh Baug Lane, Ghatkopar, Mumbai -400 077.

Ref.:N/PVT/0113/20230323/LOI

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 (Rev. LOI)** subject to the following conditions.

1. That Revised LOI is in continuation with earlier LOI 07/06/2023.
2. That you shall not block existing access leading to adjoining structures / users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

• **FSI Statement & Parameters:**

Sr No	Description	Proposed area (Sq.mt.)			
		Reg. 33(11)			Total
1.	Gross area of scheme plot (Excluding reservation area)	1722.50			1722.50
2.	Less:				
	i) Setback/ DP road	--			--
3.	Balance plot area	1722.50			1722.50
4.	Amenity open space	--			--
5.	Net plot area	1722.50			1722.50
6.	Addition for:				
	i) Setback/ DP road	--			--
7.	Plot area for FSI	1722.50			1722.50
8.	Permissible for FSI	4.00			4.0
9.	Deduction for Amenity as per Reg. 14(A) of DCPR-2034	--			--
10.	Total plot area adopted for the FSI purpose	6890.00			6890.00
11.	(-) Zonal BUA	1722.50			1722.50
12.	Protected BUA	572.92			572.92
13.	Balance BUA [10-(11+12)]	4594.58			4594.58
14.	Permissible PTC BUA	(4594.58 x 50%) = 2297.29			2297.29
15.	Permissible Sale BUA	(4594.58 x 50%) = 2297.29			2297.29
16.	BUA on plot	Zonal BUA	PTC BUA	Free Sale BUA	
		1722.50	2297.29	2297.29	6317.08
	Protect BUA	572.92	--	--	572.92
17.	Total BUA permissible to be consumed in situ	2295.42	2297.29	2297.29	6890.00
18.	Proposed BUA under Reg. 33(11)	2295.42	2297.29 - 2297.29 to scheme at (Scheme no. 01) = 0.00	2297.29 + 2297.29 from scheme at (Scheme no. 01) = 4594.58	6890.00
19.	Total Sale BUA proposed in site	2295.42	--	4594.58	6890.00

3. That you shall submit the Town planning Mumbai remarks.
4. That you shall submit the remarks for High Tension power line from electric company.
5. That you shall submit the Metro buffer line remarks from MMRDA.
6. That you shall submit the Separate PRC as per subdivision.

7. That you shall pay unearned income payments i.e. 50% of the amount will be recovered at the time of IOA and 50% at the time of issuing C.C. for the incentive FSI.
8. That you shall submit the Registered undertaking stating therein that, Society members will not misuse this mechanical stack parking system & the society members will not blame CEO (SRA) & its staff for failure of mechanical stack parking system in future will be insisted before granting Plinth C.C. to the Sale Bldg. in S. R. scheme.
9. That you shall submit the NOC/ Remarks from concerned Power Supply Co. for not insisting Electric sub-station before granting Further C.C. of bldg. u/ref.
10. That you shall be abide to fulfil the directions given in SRA's circular no. 209 dated 01/08/2023 and undertaking to that effect shall be submitted before asking IOA to bldg. under reference.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Reg. 33(11) of DCPR-2034 in the office of the undersigned.

Yours faithfully,

sd-

Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved the Amalgamation Cum Revised LOI)

Copy to:

1. A.C. 'N' Ward, B.M.C.
2. A.A. & C. 'N', B.M.C.
3. H.E., B.M.C.
- ✓ 4. I.T. Section (SRA).

for *Signature*
Chief Executive Officer
Slum Rehabilitation Authority