



SLUM REHABILITATION AUTHORITY

No.:L/PVT/0089/20220413/LOI

Date: **13 MAR 2024**

To,

Architect : M/s. G. L. Pangam & Associates
201, Vishal Co-op Hsg. Soc. Ltd.,
S.K. Bole Road, Dadar (W), Mumbai 400 018.

Developer : Ambika Developers.
Shop No. 5 & 6, Mistry Palace,
Trimurti Road, Chunnabhatti,
Mumbai 400 022.

Society : **Ambika CHS (Prop)**
C.T.S.Nos. 507, 507/1 to 11, 508, 508/1 to 13, 509, 509/1 to 22,
510, 510/1 to 5, 511, 511/1 to 12, 513, 513/1 to 9, 519 and non-
slum plot bearing C.T.S. Nos. 506, 506/1 to 2 & 512, 512/1 to 6 &
641, of Village Kurla Part-3, Taluka- Kurla.

Sub: LOI for Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034, on slum plot bearing C.T.S.Nos. 507, 507/1 to 11, 508, 508/1 to 13, 509, 509/1 to 22, 510, 510/1 to 5, 511, 511/1 to 12, 513, 513/1 to 9, 519 and under Reg. 33(7) (A) on non-slum plot bearing C.T.S. Nos. 506, 506/1 to 2 & 512, 512/1 to 6 & 641, of Village Kurla Part-3, Taluka- Kurla, Swadeshi Mill Road, in 'L' ward. For "**Ambika CHS (Prop)**".

Ref:L/PVT/0089/20220413/LOI.

Gentleman/Madam,

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 **Letter of Intent (LOI)** is considered and principally approved for the sanctioned FSI of 4.00 or whichever is more in accordance with provisions of Appendix - IV of Reg. 33(10) of DCPR 2034, out of which maximum FSI of 4.00 (Four) shall be allowed to be consumed on the plot, subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and Annexure II issued by competent Authority and other relevant documents.
2. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be canceled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

3. This Revised LOI is in continuation with earlier LOI condition dtd: 30.08.2022. all conditions mentioned in the earlier LOI shall be complied with.

4. That you shall comply the condition mentioned in Composite building IOA under No. L/PVT/0089/20220413/IOA dated 13.09.2022.

5. 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.

6. Scheme Parameter:

Sr. No	Description	Proposed Parameters as per DCPR 2034		
		33(10)	33(7)(A)	Total
1.	Gross plot Area as per Architect's plot area certificate	3425.30	809.30	4234.60
2.	Less:	444.64	229.12	673.76
	a) Road Set back area			
	b) Internal Road	---	---	Nil
	Total deduction {(a + b) above}	444.64	229.12	673.76
3.	Balance Net plot area	2980.66	580.18	3560.84
4.	Addition for FSI purpose			
	a) Road Set back area	444.64	229.12	673.76
	Total addition {(a + b) above}	444.64	229.12	673.76
5.	Plot area for FSI	3425.30	809.30	4234.60
6.	Max. FSI permissible on plot	4 or sanctioned FSI which ever is more	2.20	--
7.	Rehab Built up area (excluding areas under staircase & common passage)	6891.67	---	6891.67
8.	Built up area of Common Passages, Balwadi, Welfare Centre, Society Offices, Skill Development, Yuva Kendra & Community Hall.	3070.74	---	3070.74
9.	Rehabilitation Component	9962.41	---	9962.41
10.	Land rate (Rs. /-per sq.mt.)	50363.00	---	50363.00
11.	Construction cost (Rs. /-per sq.mt)	30250	---	30250
12.	Basic ratio	1.66	---	1.66
13.	Incentive FSI	1.10	---	1.10
14.	As per Reg. 30 Table- 12			
	a) Additional 0.50 FSI by paying premium (3 x 0.5)	---	290.09	290.09
	b) TDR 0.70 (on purchase from open market) (3 x 0.70)	---	406.12	406.12

15	Permissible Free Sale Component	10958.65	580.18	
16.	Permissible Free Sale Component in situ (9 x 1.10) & (incentive of 9 + 14(a) + 14(b) + 3 + 2 times road set-back)	10958.65	+ 290.09 + 406.12 <u>+ 580.18</u> = 1276.39 <u>+ 458.24</u> = 1734.63	12693.28
17.	Proposed Free Sale BUA proposed to be consumed in situ. (restricted to 2.20 + 2 times road set-back)		1734.63	
18.	Total BUA sanctioned for the Scheme (7 + 16)	17850.32	1276.39 + 458.24 = 1734.63	19584.95
19.	FSI proposed to be consumed/ in-situ(18/1)	5.21	2.20 + 2 x road set-back	---
20	A) Nos. of slum dwellers to be re-accommodated	128		128
21	Rehab Residential (Eligible)	57		57
	Rehab R/C (Eligible)	01		01
	Rehab Commercial (Eligible)	07		07
	Balwadi	01		01
	Welfare Centre	01		01
	Society Office	02		02
	Skill Development	01		01
22.	Nos. of Provisional PAP in the scheme	63		63
23.	PAP Generated in the SR Scheme	71		71

7. That you shall submit Revised Civil Aviation NOC before granting further CC to Rehab bldg. No. 1.
8. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
9. As per the Circular No. 137, you shall pay charges of identify card of eligible slum dwellers / lottery.
10. As per Circular No. 138, you shall pay the Structural Audit Fees as per the SRA policy.

11. The developer shall submit Structural Stability Certificate from Competent Govt. / Semi-Govt. Reputed Technical Institute such as IIT, VJTI etc. For revised plan before issue of IOA.
12. That you shall submit consent of Rehab shop owners as per Circular no. 140.
13. That you shall comply the circular no. 209 and 210.

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 modified D.C. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

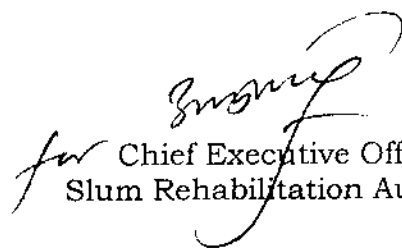
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Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Chief Engineer (D.P), BMC.
- ✓ 2. I.T. Section (SRA), to publish this LOI on SRA website.
3. Assi. Commissioner " L" ward office.

for 
Chief Executive Officer
Slum Rehabilitation Authority