



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2547/HE/PVT/LOI

Date: **19 JUN 2023**

1. **Architect** : Shri. Atul Gulati
Gala No. 18,
United Indus. House Premises CHS Ltd.,
Vakola, Santacruz (E), Mumbai – 400 055.
2. **Developer** : M/s. Klassik Vinyl Products LLP.
Road No. 11, A/43-44, Wagle Indus. Estate,
Thane – 400 604.
3. **Society** : Amrapali S.R.A Co. Op. Hsg. Soc. Ltd.

Sub: Issue of Revised LOI- Proposed S. R. Scheme on plot bearing CTS No. 4958D, 4958D/1 to 4958D/124 of Village Kolekalyan, Manipada Road, 'H/East'-Ward of M.C.G.M, Santacruz (E), Mumbai.

Ref: SRA/ ENG/2547/HE/PVT/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued under even No. dated 11/06/2018, 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 u/No. SRA/ ENG/2547/HE/PVT/LOI dated 11/06/2018 shall continue and shall be complied at appropriate stages.

Following are the modified / additional conditions:

2. 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.

The salient features of the scheme are as under:

Sr. No.	Description			
		Slum Plot (sq.mt.)	Non-Slum plot (sq.mt.)	Total (sq.mt.)
1	Area of plot	3638.02	243.58	3881.60
2	Deduction:			
	a. Road Setback	221.77	33.08	254.85
	b. Area not in possession	2.27	34.10	36.37
3	Net plot area (1 - 2)	3413.98	176.40	3590.38
4	Plot area for FSI (3 + 2a for slum plot)	3635.75	176.40	3812.15
5	Max. FSI permissible on plot	3.00	2.20	3.0 for Slum plot 2.20 for Non slum plot
6	Max. BUA permissible on plot (4 x 5)	10907.25	388.08	11295.33
7	Area under Set back @ 200% for Non-slum (2a x 2)	--	66.16	66.16
8	Rehab BUA	5972.400	---	5972.400
9	Common passage area	1036.687	---	1036.687
10	Amenity tenements area	147.658	---	147.658
11	Rehabilitation component (8 + 9 + 10)	7156.745	---	7156.745
12	Sale component (11)	7156.745	388.08 + 66.16 = 454.24	7610.985
13	Total BUA sanctioned for project (8 + 12)	13129.145	454.24	13583.385
14	FSI sanctioned for Project (13/4)	3.611	2.20 + 66.16 (twice of Road set back)	3.611 for Slum plot 2.20 for non slum plot + 66.16 (twice of Road set back for

SRA/ ENG/2547/HE/PVT/LOI

				Non slum plot)
15	Max. Sale BUA Permissible in situ (6 - 8)	4934.85	454.24 Restricted to 436.24	4934.85 + 436.24 = 5371.09
16	TDR, if any (13 - 6)	2221.895	--	2221.895
17	Nos. of slum dwellers to be re-accommodated a. Resi. - 188 No. b. Comm. - 08 No. c. Resi. Prov. PAP - 03 No. d. Comm. Prov. PAP - 03 No.	202 No.	--	202 No.
18	No. of Amenities a. Anganwadi - 02 No. b. Wel. Center - 02 No. c. Soc. Office - 02 No.	06 No.	--	06 No.

3. The developer shall submit Layout approval before granting O.C.C to the Sale building No. 02 in the S.R. Scheme.
4. That you shall submit the remarks/NOC from EE (T&C)/Consultants before granting further C.C. to the Sale building No. 02.
5. That the plans of Sale Bldg. No.2 will be approved only after TDR of 48.16 sq.mt.is purchased and utilized by the Developer.

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 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

-sd-

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Municipal Commissioner, MCGM.
2. Asst. Commissioner, 'H/East' ward, MCGM.
3. H.E. of MCGM.
4. Finance Controller (SRA)
5. I.T. Section (SRA), to publish this LOI on SRA website.

for
Chief Executive Officer
Slum Rehabilitation Authority