



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2827/PL/RN/LOI

Date:

**- 3 MAY 2023**

1. **Architect** : Shri. Vrujlal K. Vaishnani of  
M/s. Indo Build Designs Pvt. Ltd.  
509,510 Shreeji Arcade, opposite Dena Bank,  
Kandivali (W),  
Mumbai-400 067.
2. **Developer** : M/s. Indo Build Enterprise  
509 Shreeji Arcade, opposite Dena Bank,  
Kandivali (W),  
Mumbai-400 067.
3. **Society** : "Shree Omkar" S.R.A CHS (prop.)

**Sub.:** Issue of revised LOI of S.R. Scheme on slum plot bearing C.T.S. No.8,8/1 to 5 of Village Dahisar, situated at Mandpeshwar, Near Navagoan, Dahisar - West, Mumbai- 68, for "Shree Omkar" S.R.A CHS (prop.) under Reg. 33(10) of DCPR-2034.

**Ref.:** LOI u/no. SRA/ENG/2827/PL/RN/LOI dt.25/11/2022.

Gentlemen,

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 25/11/2022, 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/ENG/2827/PL/RN/LOI dated 25/11/2022 shall continue and shall be complied at appropriate stages.
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.



## SRA/ENG/2827/PL/RN/LOI

Sr. No	Particulars	Now Proposed Area in Sq.mt.
1	Area of Plot	648.10
2	Deduction for road Setback	74.47
3	Net plot area	573.63
4	Access Road width	9.00 mts
5	Max. Permissible FSI on the plot under Reg. 33(10) of DCPR-2034	3.00 or Sanctioned FSI whichever is higher
6	Rehab BUA	1210.70
7	Rehab Amenity Area	150.49
8	Rehab Passage Area	697.39
9	Rehab Component	2058.58
10	Sale Component Incentive (9 x 1.00)	2058.58
11	Total BUA permitted for project (6 +10)	3269.28
12	Total FSI permitted for project (11/1)	5.04
13	Sale Component	2058.58
14	Total Sale (PTC) BUA proposed (Proposed to be transferred from S. R. Scheme no. 2 in R/C ward as per earlier LOI approval at pg. S. R. Scheme	1302.83
15	Balance Sale BUA to be consumed in S. R. Scheme U/ref.(13-14)	755.75

3. The amenity tenements of Anganwadi as mentioned in salient features condition no.2 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.2 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over/Taking over receipt shall be submitted to SRA by the developer.

4. That you shall submit CFO NOC as per proposed plans before obtaining plinth C.C.
5. The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.

If applicants 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 DCPR - 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

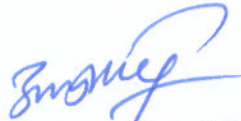
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Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to: -**

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, R/N Ward, M.C.G.M.
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