



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2841/KW/PL /LOI

No.: SRA/ ENG/2833/KW/PL /LOI

Date: - 6 JAN 2022

1. **Architect** : Saloni A. Deodhar of M/S, Deodhar Associates
Kaledonia, 504/B, 5th floor, Sahar Road,
Opp. Vijay Nagar Society, Andheri (East),
Mumbai - 400069.
- ✓ 2. **Developer** : M/S, A. R. Amboli Developers PVT. LTD.
702-708, Golden Chambers, Opp. Tanishq
Show Room, Link Road. Andheri (West),
Mumbai - 400053.
3. **Society** : 1) Om Sai" A" SRA CHS Ltd.
2) Om Sai" B" SRA CHS Ltd.

Sub: Revision of LOI of S. R. Scheme on plot bearing C.T.S. No. 440/6, 440/7, 440/7/1 to 23 for Om Sai (A) SRA CHS LTD. (Scheme-I) Club with & 440/19, 440/19/1 to 7, 440/20, 440/20/1 to 8 for Om Sai (B) SRA CHS LTD. (Scheme-II) and Amalgamate Plot C.T.S. No. 619, 619/1 of village Ambivali, at Jai Bhavani Mata Marg. Amboli, Andheri (W), Mumbai 400058 under the provision of Reg. No. 33(10) & 30 of DCPR 2034.

Ref: SRA/ ENG/2841/KW/PL /LOI & SRA/ ENG/2833/KW/PL /LOI

Sir,

With reference to the above-mentioned Slum Rehabilitation Scheme on C.T.S. No. 440/6, 440/7, 440/7/1 to 23 & 440/19, 440/19/1 to 7, 440/20, 440/20/1 to 8 & 619, 619/1 of village Ambivali, at Jai Bhavani Mata Marg. Amboli, Andheri (W), Mumbai 400058. for "Om Sai (A) SRA CHS Ltd. "Om Sai (B) SRA CHS Ltd.", this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI of 5.457 (Five Point Four Five - Seven) for slum plot Scheme-I & 5.483 (Five Point Four Eight-Three) for Slum plot Scheme-II and zonal FSI of 1.00 + Addl. FSI on payment of Premium 0.50 + Admissible TDR 0.50 on purchase (One Point Zero + Zero Point Five-Zero + Zero Point Five Zero) for vacant Plot Scheme-I & Zonal FSI of 1.00 + Addl. FSI on Payment of Premium 0.50 + Admissible TDR 0.90 on**

purchase (One Point Zero + Zero Point Five-Zero + Zero Point Nine-Zero) For Vacant plot Scheme-II in accordance with provisions of Reg. 33(10) & 30 of DCPR 2034, Total sanctioned FSI shall be allowed to be consumed on the plot, subject to the following conditions.

This Amended LOI is issued in accordance with the earlier LOI issued under no. SRA/ENG/2841/KW/PL/LOI & SRA/ENG/2833/KW/PL/LOI dated 25/04/2019, 20/07/2020 & 25/11/2021 These LOI stands modified with respect to the conditions mentioned herein below and continuing the balance work as per earlier LOI: -

The salient features of the scheme are as under:

Sr. No.	Description	Area (In Sq. Mt.)				Total
		Slum plot Scheme 1	Vacant Plot Scheme 1	Slum Plot Scheme 2	Vacant Plot Scheme 2	
1.	Total Plot Area	1515.34	523.86	796.67	145.03 + 140.20 = 285.23	3121.10
2.	Deduction for					
	(a) D. P. Road	-	-	-	84.11	84.11
	(b) Carved Out Temple	-	-	-	11.42	11.42
	(c) Set- Back Structure Area (30.64/2.40) = 12.76	-	-	-	12.76	12.76
	(d) Total (a + b + c)	-	-	-	108.29	108.29
3.	Net plot area (1 - c)	1515.34	523.86	796.67	176.94	3012.81
4.	Permissible FSI		(1.00 Zonal Basic+ 0.50 Addl. FSI on Premium + 0.50 TDR) 1.00+0.50 + 0.50 = 2.00		(1.00 Zonal Basic+ 0.50 Addl. FSI on Premium+ 0.90 TDR) 1.00+ 0.50+ 0.90 = 2.40	
5.	Total area for F.S.I.	1515.34	523.86	796.67	176.94	3012.81

6.	Rehab BUA	3383.17	-	1759.25	-	5142.42
7.	Rehab component	4886.62	-	2609.36	-	7495.98
8.	Sale Component	4886.62	-	2609.36	-	7495.98
9.	Total BUA approved for scheme (8+6)	8269.79	523.86x 2.00= 1047.72	4368.61	176.94 x 2.40= 424.66	14110.7 8
10.	Total FSI Sanctioned on site (9/3)	5.457	2.00	5.483	2.40	
11.	Permissible Sale In-Situ	4886.62	1047.72	2609.36	424.66	8968.36
12.	Rehab BUA Transfer from Scheme-2 To Scheme-1	1738.22		21.03		1759.25
13.	Proposed to utilized Rehab BUA in-situ	3383.17 + 1738.22= 5121.39		21.03		5142.42
14.	Sale Transfer from Scheme-1 To Scheme 2	-		1738.22	-	1738.22
15.	Proposed to Utilized in-situ (11-12-13)	4886.62 -1738.22 = 3148.40	1047.72	2609.36 + 1738.22 = 4347.58	424.66	8968.36
		4196.12		4772.24		8968.36
16.	Proposed Sale BUA in Composite Build. Rehab Wing-A	963.73	-	-		963.73
17.	Proposed Sale Resi. BUA in Composite Build. Sale Wing-B	1588.62	1047.72	-		2636.34
18.	Proposed Sale Comm. BUA in Composite Build. Sale Wing-B	94.69	-	-		94.69
19.	Proposed Sale BUA in Sale Building	-	-	4658.47		4658.47
20.	Total Proposed Sale BUA In-situ	2647.04	1047.72	4658.47		8353.23

21.	Slum T.D.R. (20-15)	501.36	-	113.77	615.13
22.	Eligible Rehab Residence	56		39	95
23.	Provisional PAP Resi.	11		04	15
24.	Eligible Commercial	02		01	03
25.	Provisional PAP Comm.	-		01	01
26.	PAP	31		07	38
27.	Total	100		52	152

All other conditions mentioned in earlier LOI dated 25/04/2019, 20/07/2020 & 25/11/2021 are intact and applicable

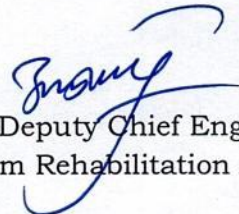
Yours faithfully,

sd/-

Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai / Mumbai Suburban District.
3. Assistant Commissioner, of M.C.G.M. "K/W" Ward,
4. Addl./Dy. Collector of western suburb, MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
7. H.E. of MCGM. "K/W" Ward,
8. I.T. Section (SRA), to publish this LOI on SRA website.


Deputy Chief Engineer
Slum Rehabilitation Authority