



SLUM REHABILITATION AUTHORITY

No.: SRA/DDTP/0219/KW/PL/LOI

Date: **23 MAR 2022**

1. **Architect** : Shri. Arun Gurav
M/s Skyline Inframart Consultant LLP
3, Sarovar, Vasant Complex
Mahavir nagar,
Kandivali west,
Mumbai -400 067.
2. **Developer** : M/s. Transcon Developer Pvt. Ltd.
C-302, Waterford Building, 3rd Floor,
Above Navnit Motors, Juhu Lane
Andheri (W). Mumbai -400 058.

M/s. Transcon Enterprise
Transcon Triumph,
Off New Link Road,
Andheri West, Mumbai-400053.
3. **Society** : Kadam Chawl SRA CHS
Sainath SRA CHS (prop).

Sub : Proposed SR scheme under and Sub Regulation 33(10), 33(11) & Section 30 of DCPR 2034 on plot bearing CTS No. 695, 702, 704, 704/1 to 79, 705(part), 705/2, 720/ A/5, 720/84 to 160, 725, 725/7 to 70, 728, 729, 730, 731, 731/1, 732(part), 732/12(part) to 15(part), 737/8/1 and 737/8/2 (part) of village- Oshiwara, Taluka-Andheri at Veera Desai road, Andheri (W), Mumbai-400053.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS Nos. 695, 702, 704, 704/1 to 79, 705(part), 705/2, 720/ A/5, 720/84 to 160, 725, 725/7 to 70, 728, 729, 730, 731, 731/1, 732(part), 732/1(part) to 15(part), 737/8/1 and 737/8/2 (part) of village- Oshiwara, Taluka- Andheri at Veera Desai road, Andheri (W), Mumbai-400053, this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of 4.00(Four Point Zero) & 3.00(Three Point Zero) for 33(10), 4.00 (Four Point Zero) for 33(11) and 2.20 (Two point Two Zero) for area under section 30 of D.C.P Regulations, 2034, subject to the following conditions :-

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

This LOI is issued in continuation with the earlier LOI issued under No. SRA/DDTP/0219/KW/PL/LOI dt. 20/09/2020. It stands modified with respect to the condition mentioned herein below:-

1. This revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/Developer /Society or Owner 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 cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
2. The developer shall submit the final eligibility status for all the tenements in the scheme before asking for final OCC to all the rehab buildings. Till that time the non-eligible tenements shall be treated as PAP tenements.

3. The salient features of the scheme are as under:

Sr. No	Particulars	30	33(11)	33(10)		Total
				As per DCR 1991	As per DCPR 2034	
1	Plot area	8565.82	7029.90	2857	4507.81	22960.53
2	Deductions					
a	Road Setback	34.68			309.83	344.51
b	Amenity Space	803.11	351.50		23.29	1177.90
3	Total Deductions	837.79	351.50		333.12	1522.41
4	Balance plot Area	7728.03	6678.41	2857.00	4128.34	21391.78
5	Additions for FSI					
a	Road Setback				309.83	
6	Plot for FSI	7728.24	6678.41	2857.00	4438.17	21701.82
7	Permissible FSI	2.20	4.00	3.00	4.00	
8	Total BUA permissible	17002.13	26713.62	8571.00	17752.68	70039.43
9	Zonal FSI	7728.24				7728.24
10	0.7 FSI TDR	5409.77				5409.77
11	Additional premium FSI	3864.12				3864.12
12	Additional FSI for handover of Road setback 2(a) x 2	69.36				69.36
13	Proposed BUA of PTC		10034.08			10034.08
14	Size of tenements			25 sqm	27.88 sqm	
15	Proposed Rehab BUA			4004.45	13810.27	17814.72
16	Proposed Rehab Component			4781.81	20550.55	25332.36
18	Sale BUA permissible (Incentive of 1.05)			5020.90	21578.08	26598.98
19	Total Sale BUA permissible	17071.49	16679.54	5020.90	21578.08	60350.01

20	Fungible permissible on sale	5975.02	5837.84	1757.32	7552.33	21122.51
21	Sale BUA permissible including fungible	23046.51	22517.38	6778.22	29130.40	81472.51
22	Total nos. of tenement proposed					
		Residential				256 nos.
		Commercial				18 nos.
		R/C				05 nos.
		Balwadi				03 nos.
		Welfare Centre				03 nos.
		Amenity 1				03 nos.
		Amenity 2				03 nos.
		Community Hall				01 nos.
	Eligible	Society Office				06 nos.
		Residential				235 nos.
		Commercial				20 nos.
		Religious				02 nos.
	Provisional PAP	Religious carved out				02 nos.
	PTC units				236 nos.	

4. The Architect shall get the revised layout approved before asking for the Plinth CC to any building in the layout.
5. That the developer shall rehabilitate all the additional hutment dwellers if declared in eligible future by the component authority, after amending plans wherever necessary or as may be directed.
6. All the conditions in the previous LOI dtd. 20/09/2020 are to be complied with.
7. That you shall obtain concurrence from MCGM to convert the plot under reference from industrial zone to Residential zone (6981.92 sq.mts) of non- slum plot and pay requisite charges as per prevailing policy before Further CC of the next sale building in the layout.
8. That you shall obtain remarks from Chief Engineer Mechanical and Electrical of M.C.G.M. for adequacy of mechanical light and ventilation system before granting Further C.C. for the building under reference.
9. That surface drainage arrangement shall proposed to be provided as per the requirement of SWD department of MCGM or SWD consultant.
10. That you shall appoint License plumber for design & supervision of drainage work and the completion certificate from license plumber shall be insisted before granting OC to building u/r.
11. That revised CFO NOC for compliance of Fire Safety measures before C.C. re-endorse of the bldg. u/ref or plinth CC to the bldg. u/r whichever is earlier. The completion certificate from CFO shall be insisted before grant of OCC to building u/r.
12. That structural stability certificate appointed from License Structural Engineer shall be insisted after completion of the building u/r.
13. The revised NOC for parking requirements, maneuvering etc. from E.E (T&C) of MCGM shall be submitted before granting FCC to Tower 2 in the sale building under reference.

14. The revised NOC from Civil Aviation department will be insisted before grant of CC to the respective building u/r.
15. That you shall obtain revised NOC/clearance from High rise committee before granting further CC to building in the scheme u/r. if beyond permissible height.
16. Third party Quality Auditor & Project Management Consultant shall be appointed for the Rehab Building under reference before asking Plinth CC to building in the Scheme u/r

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

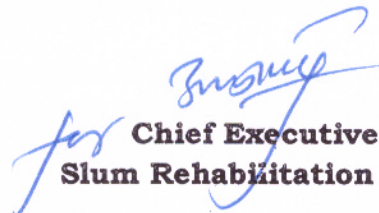


**Chief Executive Officer
Slum Rehabilitation Authority**

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

Copy to:

1. Municipal Commissioner, MCGM
2. Collector (MSD), Mumbai Suburban
3. Addl. Collector (Ench. /Rem.) Mumbai Suburban
4. Chief Engineer (Development Plan), MCGM
5. Assistant Commissioner "K/W" Ward of MCGM.
6. H.E. of MCGM.
- ✓ 7. I.T. Section (SRA), to publish this LOI on SRA website


**for Chief Executive Officer
Slum Rehabilitation Authority**