



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2811/KE/PL/AP

Date:-

13 APR 2023

To,

1. **Architect: Shri Arun Kumar Dube.,**
1st floor, Venkatesh Niwas,
3, Happy Home Society,
Nehru Road, Vileparle (E),
Mumbai - 400057.
2. **Developer: M/s. Bindra Sateri Constructions**
601, New India Chamber, Mahakali
Caves Road, MIDC, Andheri (E)
Mumbai - 400 093.
3. **Society : Trimbakeshwar SRA CHSL**

Subject : Revised LOI for Proposed Slum Rehabilitation scheme on plot bearing C.T.S. No. 25 of Village Vyaravali, at Road No. 22, MIDC, Andheri (E), Mumbai for Trimbakeshwar Estate SRA CHSL in K/East ward as per Reg. 33(10) of DCPR of 2034.

Sir,

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 revised **Letter of Intent (LOI)** subject to the following conditions.

1. That the earlier condition of LOI dated 03.10.2017 shall be complied and following condition stand revised.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by competent authority and other relevant documents.

The salient features of the scheme are as under:

Sr. No.	Description	Slum BUA (in sq. mtrs.)	Non-slum BUA (in sq. mtrs.)	Total BUA (in sq. mtrs.)
1.	Plot area	3069.20	868.80	3938.00
2.	Deduction			
	a) DP/Setback area	448.62	185.12	633.74
	b) Area for reservation BUA	NIL	NIL	NIL
3.	Total deduction	448.62	185.12	633.74
4.	Balance plot area	2620.58	683.68	3304.26
5.	Total Plot Area for FSI (2a+4)	3069.20	683.68	3752.88
6.	Max. Permissible F.S.I.	3.00	2.20 or more	---

7.	Max. Permissible BUA Area in situ	9207.60	---	---
8.	Rehab BUA	3722.37	---	3722.37
9.	Area covered under Balwadi, Welfare Centre, Society Office & Common passage	1344.72	---	1344.72
10.	Rehab Component	5067.09	---	5067.09
11.	Sale Component Permissible for the scheme slum plot	5067.09	---	5067.09
12.	Total prop. BUA for the scheme slum	8789.46	---	8789.46
13.	Permissible FSI for the Project	2.863	1.00 + 0.5 (Govt. FSI) + 0.7 (TDR) + 2 setback)	---
14.	Sale Component permissible in situ slum plot	5067.09	---	5067.09
15.	TDR if any tenements generated in the scheme.	---	---	---
16.	200% Addition for setback (185.12 X 2) non slum plot	---	370.24	370.24
17.	0.5 Government FSI on non-slum plot (683.68 X 0.5)	---	341.84	341.84
18.	Admissible TDR on non-slum plot (Road 14 mts.) (683.68 X 0.7)	---	478.58	478.58
19.	Sale BUA permissible on non-slum plot	---	1874.34	1874.34
20.	Total Sale BUA proposed in situ (slum + non-slum)	5067.09	1432.78	6499.87
21.	5% Built-up Amenity permissible for non-slum plot (683.68 X 5%)	---	34.18	34.18
22.	5% Built-up Amenity proposed for non-slum plot	---	39.90	39.90
23.	No. of Tenements	106 Resi. 14 Com. 02 R/C 02 Balw. 02 W/C 02 S/O 09 PAP	---	---

3. This 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.

4. The developer shall handover PAP tenements within 3 months after grant OCC. The said PAP tenements as mentioned in salient features condition No. 3, above be handed over to the Slum Rehabilitation Authority/SPPL or any designated Government Authority for tenements, each of carpet area 25.00/27.88 sq. mtr. free of Cost.

The PAP tenements shall be marked as PAP tenements on front doors prominently. After completion of the building, PTC tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

5. The Amenity tenements as mentioned in the salient features condition No. 09 above shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per Circular No. 129.
6. The Developer shall submit various NOCs as applicable from concerned authorities in the office of slum Rehabilitation Authority from time to time during the execution of S.R. Scheme.
7. That you shall submit revised CFO NOC before asking FCC of Composite building under reference.
8. That you shall provide 5% built-up amenity on non-slum plot and handover it before asking OCC for sale component.
9. That the Arithmetical error if any revealed at any time shall be corrected on either side.
10. That the Developer shall lien BUA adm. 349.09 sq. mtrs. as against non-handing over of 09 Nos. PAP tenements to SRA and will not create any third party right on these BUA/flats till handing over of PAP tenements and as when Developer will hand over PAP tenements to SRA accordingly lien sale component will be released by SRA time to time.
11. That the amended IOA/building plans will be approved inaccordance with Development Control Regulations & Promotions 2034 and prevailing rules, policies and conditions at the time of approval.
12. That you shall handover the PAP tenements to SRA on priority.
13. That you shall take the concurrence of MCGM regarding handing over of 5% built-up amenity on non-slum plot as per DCPR 2034.

Yours faithfully,

— sd —

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Assistant Municipal Commissioner, "K/E" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. Tahsildar (SRA) – Copy for information with a request to take further necessary action as per circular no. 37.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA).

for 
Chief Executive Officer
Slum Rehabilitation Authority