



## SLUM REHABILITATION AUTHORITY

No.SRA/ENG/2325/KE/PL/LOI

Date:-

13 OCT 2022

To,

1. **Architect:** Shri Arun Kumar Dube  
1<sup>st</sup> floor, Venkatesh Niwas,  
3, Happy Home Society,  
Nehru Road, Vileparle (E),  
Mumbai - 400 057.
2. **Developer:** M/s. Drishti Developers - II  
6, Brindavan Building,  
Off. Mahakali Caves Road,  
Andheri (E), Mumbai.
3. **Society :** Govind Nagar SRA CHSL

**Subject :** Revised LOI for Proposed Slum Rehabilitation scheme on plot bearing C.T.S. No. 13/38/4, 13/1 (pt) of Village Mulgaon & 583(pt) of Village Kondivita, at Mahakali Caves Road, Andheri (E), Mumbai as per Regulation 33(10) of DCPR-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 08.08.2013 & 14.09.2020 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:**

Scheme Parameters			
Sr. No.	Description	Area in sq. mtr. slum	Area in sq. mtr. non slum
1.	Plot area accepted for scheme	1384.80	55.50
2.	Deduction for	---	---
	(c) D.P. Road	---	---
	(d) Any Reservation	---	---
	Total (a + b)	---	---



3.	Net plot Area	1384.80	55.50
4.	Deductible R.G.	---	---
5.	Balance plot area	1384.80	55.50
6.	Add for FSI purpose	---	---
	(b) 100% D.P. road		
7.	Total Area for FSI	1384.80	55.50
8.	FSI permissible for Project	3.00 or more	1.00
9.	BUA permissible on plot	4154.40 or more	55.50
10.	Proposed Rehab BUA	2885.62	---
11.	Amenity & Common passage	695.77	---
12.	Rehab Component	3581.39	---
13.	Sale Component	3581.39	---
14.	Total BUA sanctioned for project	6467.01	---
15.	Total FSI sanctioned for project	4.66	1.00
16.	BUA permissible for Sale in situ	3581.39	55.50
17.	Spill over TDR generated	---	---
18.	No. of tenants		---
	a. Residential	70	---
	b. Commercial	01	---
	c. R/C	---	---
	d. Provisional PAP	19	---
	Total	90	---
19.	Proposed Amenity		---
	a. Balwadi	01	---
	b. Welfare Centre	01	---
	c. Society Office	01	---
	d. Aaganwadi	01	---
	e. Yuvakendra	01	---

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 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 the Arithmetical error if any revealed at any time shall be corrected on either side.
9. The IOA/Building plans will be approved in accordance with the Development Control Regulations & promotions 2034 and prevailing rules, policies and conditions at the time of approval.

Yours faithfully,

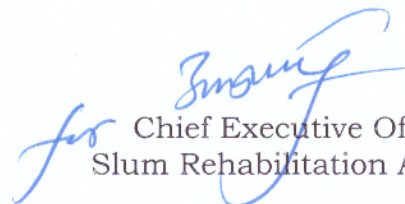
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Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved 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. Deputy Collector (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