



SLUM REHABILITATION AUTHORITY

No.: **SRA/ENG/2273/HW/PL & ML/LOI**

Date: **28 JUN 2022**

1. **Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.
2. **Developer** : M/s. Transcon Iconica Pvt. Ltd. (Formerly
known as Sanjay Construction & Finance Pvt.
Ltd.)
Plot No. 94 to 103, 106(pt.), Khotwadi,
PM Marg, Near Milan International Hotel,
Santacruz (W), Mumbai 400 054.
3. **Society** : Sai Durga CHS Ltd.

Sub: Revised LOI as per DCPR-2034 for S. R. Scheme on plot bearing C.S./C.T.S No. 1695, 1695/1 to 2, 1696, 1696/1 to 23, 1697, 1697/1 to 5, 1698, 1698/1 to 6, 1699, 1699/1 to 4, 1700, 1700/1 to 6, 1701, 1701/1 to 10, 1702, 1702/1 to 9, 1703, 1703/1 to 8, 1704, 1704/1 to 8 & 1707(pt) corresponding F.P nos. 94, 95, 96, 97, 98, 99, 100, 101, 102, 103 & 106 (pt) and 12.20 mt wide 1st T.P. Road of TPS-VI of village Vile Parle at Santacruz (W), Mumbai-54 for "Sai Durga CHS Ltd."

Ref: SRA/ENG/2273/HW/PL & ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 11/04/2017 this office is pleased to issue approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

This **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number SRA/ENG/2273/HW/PL & ML/LOI dtd. 10/08/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under.

Condition No. 2: That you shall restrict the built up area meant for sale in the open market and the built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

Sr. No.	Particulars	Parameters		Total area In Sq.mt.
		Slum	Non-Slum	
1.	Plot area	7084.95	1897.58	8982.53
2.	Less :			
	i.) 12.20 mt. wide T.P. road	864.22	534.60	1398.82
	ii) Plot area under 25% res. For Dhobi Ghat in slum & 50% res. For Non-slum	108.78	139.65	248.43
	Total	973.00	674.25	1647.25
3.	Balance Plot Area	6111.95	1223.33	7335.28
4.	5% Amenity Open Space	--	--	--
5.	Net plot area	6111.95	1223.33	7335.28
6.	Add:			
	i.) 12.20 mt. wide T.P. road	864.22	--	864.22
	ii.) Plot area under 25% res. For Dhobi Ghat in slum & 50% res. For Non-slum	108.78	139.65	248.43
	Total	973.00	139.65	1112.65
7.	Plot area for FSI	7084.95	1362.98	8447.93
8.	Permissible FSI on Plot	3.00 or upto sanctioned	1.00	--
9.	BUA permissible on plot	21254.85	1362.98	22617.83
10.	Additional 50% FSI as per Reg. 30	--	681.49	681.49
11.	FSI credit available by TDR.	--	954.09	954.09
12.	FSI available against road setback	--	749.64	749.64
13.	Rehabilitation BUA	7029.35	--	7029.35
14.	Areas of Amenities including common passage	1627.87	--	1627.87
15.	Rehabilitation Component	8657.22	--	8657.22
16.	Sale Component (incentive 1:1.05)	9090.08	3748.20	12838.28
17.	Total BUA proposed for project	16119.43	3748.20	19867.63
18.	Sanctioned FSI	2.275	2.75	--
19.	BUA permissible for sale on plot	9090.08	3748.20	12838.28
20.	Total BUA proposed to be consumed on plot	16119.43	3748.20	19867.63
21.	FSI in-situ	2.275	2.75	--
22.	No. of eligible t/s			
	Residential	155	--	155
	Commercial	11		11
	R/C	01		01
23.	Provisional PAP			
	Residential	44	--	44
	Commercial	32		32
	R/C	03		03
	Temples	04		04
24.	Amenities:			
	Balwadi	01	--	01
	Welfare Center	01		01
	Health Center	01		01
	Library	01		01
	Society Office	02		02

Additional Condition:

- 1) That you shall make the payment of N.P.V. of the deficit area before granting O.C.C. to composite building under reference.
- 2) That you shall submit registered undertaking for not misuse the pocket terrace/part terrace area for the same before issue of amended IOA.
- 3) That you submit final height certificate from agency appointed by AAI before full O.C.C. to composite building.
- 4) The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate of developed land.
- 5) That the developer shall submit registered undertaking that there are no restraining orders from any court or competent authority for any approval or construction on the said plot/ property. Developer shall indemnify SRA and its officials from any legal litigations/ claims in future.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,

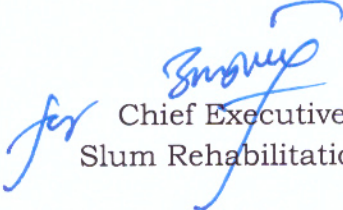
— sd —

Chief Executive Officer
Slum Rehabilitation Authority

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

Copy to:

1. Hon'ble Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "H/W" Ward, M.C.G.M.
4. Competent Authority-2.
5. Chief Engineer (Development Plan), M.C.G.M.
6. Tahsildar (SRA) (Special cell)
7. A.E.W.W. 'H/W' Ward
8. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority