



SLUM REHABILITATION AUTHORITY

No.: T/PVT/0119/20211224/LOI

Date:

- 6 JUL 2023

1. **Architect** : Shree Vijay D. Turbadkar
15/C, Shanti Bhuvan, Dr. R.P.Road,
Mulund (W), Mumbai. -400 080.
2. **Developer** : M/s. Shree Mangesh Constructions
Sanjraj, G.V. Scheme Road no.1,
Mulund (E), Mumbai - 400 081.

Subject : Issue of clubbing LOI/revised LOI - Approved S.R. Scheme u/s 33(11) of DCPR 2034, on non-slum plot bearing CTS No.791, 791/1 of Village Mulund, Taluka Kurla, in T ward of MCGM, Mulund (W) Mumbai. **(Scheme no. 03 in 'T' ward).**

Clubbing With

Approved S.R. Scheme u/s. 33(10) of DCPR 2034 on plot bearing CTS No. 57, 57/1 to 20, 58, 58/1 to 5, 59 & 59/1 to 27 of village Bhandup, Taluka- Kurla, Tembhipada, Bhandup (W), in 'S' ward of MCGM, Mumbai., for Swapnpurti SRA CHS (Ltd.) & Ekdant SRA CHS (Ltd) **(Scheme no. 01 in 'S' ward)**

Reference : SOP No.1806/SOP/T dt.02/12/2022

Gentleman,

With reference to the above mentioned Redevelopment 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 all conditions mentioned in Letter of Intent issued under No. T/PVT/0119/20211224/LOI dtd.11/04/2022 shall be complied with.
2. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.
3. That you shall restrict the built up area meant for sale in the open market and built up area for PTC tenements as per the scheme parameters as per the statement given below.

The salient features of the scheme are as under:-

Sr.No.	Description	Before clubbing	After clubbing
		Scheme-3 at T ward 33(11)	Scheme-3 at T ward 33(11)
1	Area of plot considered for the scheme	1672.60	1672.60
2	Deductions for	-	-
	(a) Road setback area	17.81	17.81
	Total Deductions	17.81	17.81
3	Balance Area of Plot	1654.79	1654.79
4	Addition for FSI purpose	17.81	17.81
5	Net area for density calculation & FSI computation	1672.60	1672.60
6	(a) Minimum FSI to be attained as per reg. 33(11) of DCPR 2034	3 FSI	3 FSI
7	Permissible BUA :-	5017.80	5017.80
	(a) Zonal FSI	1672.60	1672.60
	(b) PTC	1672.60	-
	(c) Free sale	1672.60	1672.60
8	Total Sale BUA permissible in situ	3345.20 (1672.60 + 1672.60)	3345.20 (1672.60 + 1672.60)
9	(a) PTC BUA transfer from Scheme -3 to scheme 1	1672.56	-
	(b) Sale BUA transfer from Scheme -1 to Scheme-3	-	1672.56
10	Total sale BUA proposed to be consumed in situ	3345.16 (1672.60 + 1672.56)	5017.72 (1672.60 + 1672.56 1672.56)
11	Total BUA sanctioned for the project	5017.72	5017.72
12	FSI sanction for the scheme	2.99	2.99
13	Total BUA proposed to be consumed in situ	5017.72	5017.72
14	Total FSI consumed in situ	2.99	2.99
15	PTC including amenities Scheme No.3	39 - PTC + 01 Balwadi + 01 Society office + 01 Welfare Center = 42 Nos.	Nil

4. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.

5. That all Lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated

minimum shaft size shall be W1800mm X D1800mm) instead 4 or 6 person considering increased lift handling capacity over a period of time.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations 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 revised LOI.)

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "T" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,

Chief Executive Officer
Slum Rehabilitation Authority