



SLUM REHABILITATION AUTHORITY

No. R-C/MCGM/0022/20171101/LOI

Date:

09 JUN 2022

- 1. Architect** : Shri. Vishwas Satodia
01/A-wing, Upper Ground Floor, Shah
Arcade-II, Rani Sati Marg, Malad (E)
Mumbai- 400 097.
- 2. Owner** : Municipal Corporation of Greater Mumbai
(MCGM)
Office of the Dy. Chief Engineer (Improvement)
Engineering Hub Bldg., 3rd floor,
Dr. E. Moses Road, Worli Naka, Worli,
Mumbai-400 018.
- 3. Sub Developer** : M/s. Dev Engineers.
307, Jalaram Business Center,
Ganjawala Lane, Nr. Chamunda Circle,
Borivali (West), Mumbai-400 092.

Sub.: Issue of Revised LOI- For S.R. Scheme under clause 3.11 read with clause 3.5 & 3.19(ii) of Appendix-IV of Regulation 33(10) of DCR-1991 on plot bearing F.P No. 396, TPS – III, (19th Road) Malharrao Kulkarni Road, Borivali (W), Mumbai Suburban District, R/ C Ward.

- Ref. :**
- 1) Resident Audit Officer, Mumbai, Letter u/no. निलेपअ/म्हाडा/SRA-Mumbai/Tr.२०१९-२१/ow no. ३३५ दि. २५/०१/२०२२
 - 2) LOI issued under no. SRA/DDTP/0055/RC/ML/LOI, dtd. 10/04/2018.
 - 3) कार्यासन अधिकारी, गृहनिर्माण विभाग, महाराष्ट्र शासन यांचे पत्र क्र. लोलेस-२०२१/प्र.क्र. ५५/झोपसु-१ दि. १२ मे, २०२२

Gentlemen,

Indian Audit And Accounts Department office of the PR. Account General (Audit)-I, Maharashtra, Resident Audit Officer, Mumbai vide its letter dtd. 25/01/2022 has raised issue of excess TDR being sanctioned to developer.

By direction of Hon'ble CEO (SRA) committee has been formed under chairmanship of Secretary (SRA) for reviewing the cases under Audit objection raised by Indian Audit and Accounts Department, Office of the Principal Account General (Audit)-I dated 14/12/2018. Audit General para no. 3.9 for S.R. Scheme under clause 3.11 read with clause 3.5 & 3.19 (II) of Appendix- IV of Regulation 33(10).

Accordingly, scheme parameter are revised for subject scheme in lieu of deduction of area of staircase and lift lobby from rehab built up area as mentioned in Audit Para.

The revised scheme parameters are as below,

Sr. No.	Description	Parameter in sq.mt.
1.	Gross area of plot	2869.70
2.	Deduction	-
3.	Balance plot area	2869.70
4.	Less 15% R.G.	-
5.	Net area of plot	2869.70
6.	Additions for FSI purpose	-
7.	Area of plot for FSI purpose	2869.70
8.	Maximum permissible FSI	4.00
9.	Maximum BUA permissible on plot	11478.80
10.	Rehab BUA for FSI purpose	11476.33
11.	Rehab Component	15999.15
12.	Sale Component (11 x 1.33)	21278.86
13.	BUA sanctioned for the Scheme	32755.19
14.	FSI sanctioned for the Scheme	11.41
15.	Land TDR	Nil
16.	In-situ sale BUA proposed	NIL
17.	Total BUA proposed to be consumed on plot	11476.33
18.	FSI proposed to be consumed on plot	3.999
19.	Construction TDR	21278.86

Apart from this there is no any changes in terms and conditions of LOI issued on 10/04/2018 for subjected scheme.

Yours faithfully,

-sd-

Dy. Chief Engineer
Slum Rehabilitation Authority

(As per approved by Hon. CEO/SRA)

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, R/C Ward, MCGM.
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.

Dy. Chief Engineer
Slum Rehabilitation Authority