

## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2638/KE/PL/STGL/LOI

Date:-

4 OCT 2023

To,

- 1. Architect:** Shri Arun Kumar Dube  
1<sup>st</sup> floor, Venkatesh Niwas,  
3, Happy Home Society,  
Nehru Road, Vileparle (E),  
Mumbai - 400057.
- 2. Developer:** M/s. M. D. Globus Realty Pvt. Ltd.  
105, Sagar Palazio, Sakinaka,  
Andheri (E), Mumbai - 400072.
- 3. Society :** Shree Ganesh Welfare SRA CHSL & Rehmatibai SRA CHSL

**Sub:** Proposed Slum Rehabilitation scheme on Plot bearing (old C.T.S. No. 517, 520, 520/1 to 2, 521, 521/1 to 17, 523, 523/1 to 37), New C.T.S No. 517, 520 of Village Chakala, at Andheri Ghatkopar Link Road, Andheri (E), Mumbai in K/East ward as per Reg. 33(10) of DCR 1991.

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 07.12.2012, 05.10.2015 and 21.12.2016 shall be complied and following condition stand revised.

**The salient features of the scheme are as under:**

Sr. No.	Description	Proposed LOI Parameter	
		Area in Sq. Mtrs. (Slum)	Area in Sq. Mtrs. (Non Slum)
1	Plot area	3462.03	232.57
2(a)	Less DP/Set back area	17.80	Nil
(b)	Internal road	358.00	Nil
3	Total deductions (2a+2b)	375.80	Nil
4	Balance plot area	3086.23	232.57
5	Net plot area	3086.23	Nil
6	8% Physical R.G. area	246.90	Nil
7	Total Plot Area for FSI (3+5)	3462.03	Nil
8	Max. Permissible F.S.I.	3.00	Nil
9	Max. Permissible BUA Area in situ	10386.09	Nil

10	Rehab Component	6042.15	Nil
11	Area covered under Balwadi, Welfare Centre, Society Office, Common passage & Existing school and religious structure trust Amenity etc.	1591.64	Nil
12	Rehab BUA for FSI purpose	4450.51	Nil
13	Sale Component Permissible for the scheme	6042.15	Nil
14	Total prop. BUA for the scheme	10492.66	Nil
15	Permissible FSI for the Project	3.030	Nil
16	Sale Component permissible in situ.	5935.58	Nil
17	Spill over TDR	106.57	Nil
18	TDR to be used on non-slum plot	---	232.57
19	Max. Permissible BUA Area on non-slum plot.	---	465.14
20	Fungible permissible on non-slum area 35% of 465.14 sq. mtrs.	---	162.80

2. That the rehabilitation component of scheme shall include.

Sr. No.	User	No. of tenants
1.	Residential	150 Nos.
2.	Commercial	01 No.
3.	School/Ashram	03 Nos.
4.	Balwadi	02 Nos.
5.	Welfare Centre	02 Nos.
6.	Society Office	02 Nos.
7.	PAP	Nil

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.

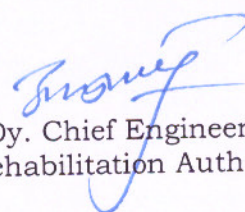
Yours faithfully,



Dy. Chief Engineer  
Slum Rehabilitation Authority

**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) - I
4. H.E. of MCGM.
- ✓ 5. I.T. Section (SRA).

  
Dy. Chief Engineer  
Slum Rehabilitation Authority