



**SLUM REHABILITATION AUTHORITY**

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

Date: **09 NOV 2023**

- 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 for S. R. Scheme on plot bearing 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.

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 28/06/2022 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. 28/06/22 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	Area in sq.mt.			Total area In Sq.mt.
		Slum under reg. 33(10)	Non-Slum under reg. 30	Non-Slum under reg. 33(19)	
1.	Plot area	7084.95	279.30	1618.28	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	139.65	534.60	1647.25
3.	Balance Plot Area	6111.95	139.65	1083.68	7335.28
4.	5% Amenity Open Space	--	--	--	--
5.	Net plot area	6111.95	139.65	1083.68	7335.28
6.	Add:				
	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	139.65	534.60	1647.25
7.	Plot area for FSI	7084.95	279.30	1618.28	8982.53
8.	Permissible FSI on Plot	3.00 or upto sanctioned	1.00	3.00	--
9.	BUA permissible on plot	--	279.30	4854.84	--
10.	Additional 50% FSI as per Reg. 30	--	139.65	541.84	681.49
11.	FSI credit available by TDR.	--	195.51	758.58	954.09
12.	FSI available against road setback	--	--	596.03	596.03
13.	Additional FSI under reg. 33(19)	--	--	1874.71	1874.71
14.	Rehabilitation BUA	7026.52	--	--	7026.52
15.	Areas of Amenities including common passage	1676.59	--	--	1676.59
16.	Rehabilitation Component	8703.11	--	--	8703.11
17.	Sale Component (incentive 1:1.05)	9138.27	614.46	4854.84	14607.57
18.	Total BUA proposed for project	16164.79	614.46	4854.84	21634.09
19.	Sanctioned FSI	2.28	2.20	3.00	--
20.	BUA permissible for sale on plot	9138.27	614.46	4854.84	14607.57
21.	Total BUA proposed to be consumed on plot	16164.79	614.46	4854.84	21634.09
22.	FSI in-situ	2.28	2.20	3.00	--
23.	No. of eligible t/s		--	--	
	Residential	155			155
	Commercial	11			11
	R/C	01			01



24.	Provisional PAP		--	--	
	Residential	44			44
	Commercial	32			32
	R/C	03			03
	Temples	04			04
25.	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 take the cognizance of SRA circular No. 209 & 210 dated 01/08/2023 and comply accordingly.
- 2) That the Occupation Certificate of FSI equivalent to Plot area of 468.57 sq.mt. will be restricted till further written communication from MCGM to SRA.
- 3) The you will pay N.P.V. before O.C. to sale portion of S.R. Scheme or within one year from date of issue of letter for modification of condition to CEO (SRA), whichever earlier, falling which interest rate will be charged as per the standard rate of interest payable to the bank in case of loan, as per prevailing policy of bank i.e. State Bank of India (SBI).

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) & 30, 33(19) in the office of the undersigned.

Yours Faithfully,

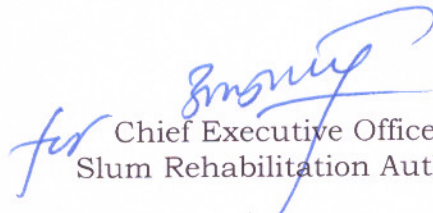
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Chief Executive Officer  
Slum Rehabilitation Authority

(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 Aurtherity-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