



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1185/T/STGL/LOI

Date:

25 OCT 2021

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, 11th floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W).
2. **Developer** : M/s. Aruna Developers.
B-401, Siddhivinayak Enclave,
Cross N.B. Road,
Malad (W), Mumbai- 400 064.
3. **Society** : Ganesh CHS Ltd.

Sub: Revised LOI - Proposed S.R. scheme of plot bearing C.T.S. No. 747 (pt) of village Mulund (W), Mumbai., for Ganesh CHS Ltd.

Ref : SRA/ENG/1185/T/STGL/LOI

Gentleman,

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 all conditions mentioned in Letter of Intent issued under No. SRA/ENG/1185/T/STGL/LOI Dt.16/06/2010 shall be complied with.
2. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be got revised from time to time.

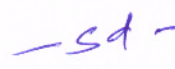
The salient features of the scheme are as under:

Sr. No.	Description	Proposed scheme parameters
1.	Plot Area	1198.96
2.	Deductions	-
3.	Net plot area	1198.96
4.	Plot area for FSI	1198.96
5.	Max. FSI permissible on plot	3.00
6.	Max. BUA permissible on plot	3596.88
7.	Rehab BUA as per DCR 33(10)	1720.09
8.	Amenity Area (passage, B/W, W/C, S/O)	425.54
9.	Rehab Component as per DCR 33(10)	2145.63
10.	Sale Component as per DCR 33(10)	2145.63

11.	Total BUA approved for scheme (7 + 10)	3865.72
12.	FSI sanction for the scheme (11 / 4)	3.22
13.	Total Sale BUA permissible in situ	1876.79
14.	Total sale BUA proposed to be consumed in situ	1874.93
15.	Total BUA proposed to be consumed in situ	3595.02
16.	FSI proposed to be consumed in situ	2.99
17.	TDR if any	270.70
18.	No. of slum dwellers to be accommodated.	52 + 3 (amenity)
19.	No. of PAP Tenements	14

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 modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

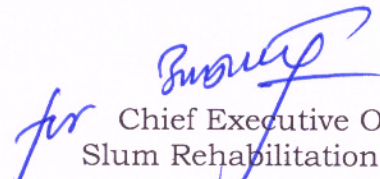
Yours faithfully,


Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) Approved Draft Revised LOI.

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "T" Ward, M.C.G.M.
4. Addl/Dy. Collector of Enc. Mumbai City /MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.


for Chief Executive Officer
Slum Rehabilitation Authority

Hon'ble CEO (SRA) Approved Draft Revised LOI.