



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1228/T/STGL/LOI

Date:

20th OCT 2022

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
09, Raj Sneha Apartment
Sevaram Lawani Road,
Mulund (W), Mumbai - 400 080.
3. **Society** : Avani SRA CHS (Ltd.)

Sub: Revised LOI for Proposed S. R. Scheme on plot bearing C.T.S. No.766, 766/1 to 11 of village Mulund (W), Mumbai under Reg. 33 (10) of DCR 1991.

Ref : SRA/ENG/1228/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** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/1228/T/STGL/LOI dtd.04/09/2008 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.

FSI STATEMENTS/ PARAMETERS (As per DCR 1991)

Sr. No.	Description	Revised Scheme parameters (Area in sq.mt.)
1.	Total area of plot	828.10
2.	Deduction	-
3.	Net Plot Area for computation of T/s density	828.10
4.	Addition for FSI purpose	-
5.	Plot Area for FSI	828.10
6.	Max. Permissible FSI	3.00
7.	Max. Built Up Area permissible on plot	2484.30
8.	Rehab Built Up Area for FSI purpose	1154.85
9.	Rehabilitation Component	1439.47
10.	Sale Component	1439.47

11.	Total BUA approved for the scheme	2594.32
12.	Total FSI sanctioned for the scheme	3.13
13.	Sale BUA proposed in Situ	1323.70
14.	Total BUA proposed to be consumed in situ	2478.55
15.	FSI proposed to be consumed in situ	2.99
16.	No. of Tenements to be Rehabilitated Rehab unit -35 Commercial - 04 Balwadi-01 Welfare Center -01 Society Office -01	39 Nos. + 03 amenity
17.	PAP	03 Nos.
18.	Spill over TDR	115.77

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 revised LOI.

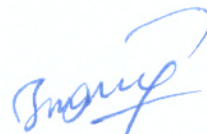
Yours faithfully,

- sd -

Dy. Chief Engineer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "T" Ward, M.C.G.M.
4. Dy. Collector (SRA)
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.



Dy. Chief Engineer
Slum Rehabilitation Authority