



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1186/KE/PL/LOI

Date: - 2 NOV 2022

1. **Architect** : Mr. Shri Jitendra Mukadam of  
(Reg.no.CA/92/14751)  
M/s Unmesh Enterprise Pvt. Ltd.,  
Architecture Division, 1/274 B, Ground Floor,  
Dnyansagar, S.K. Bole Marg,  
Dadar (W), Mumbai :- 400 028.
2. **Developer** : M/s. Srujan Development and Construction Division  
1/274 B, Ground Floor, Dnyansagar,  
S.K. Bole Marg, Dadar (W), Mumbai :- 400 028.
3. **Society** : Omkar Darshan Gundavali Rahiwasi SRA CHS" Ltd.

Sub: Amended LOI for the Proposed Slum Rehabilitation Scheme on Plot bearing C.T.S. No. 86, 86/1 to 76, 88, 88/1, 207A(pt), 207A/1 to 30 at Gundivali, Andheri, Mumbai by M/s. Srujan Development and Construction Division, For "Omkar Darshan Gundavali Rahivasi CHS (Ltd)"

Ref : SRA/ENG/1186/KE/PL/LOI dtd.15/07/2022

Gentleman,

With reference to the above mentioned Slum Rehabilitation scheme on plot bearing C.T.S. No. 86, 86/1 to 76, 88, 88/1, 207A(pt), 207A/1 to 30 at Gundivali, Andheri, Mumbai by M/s. Srujan Development and Construction Division, For "Omkar Darshan Gundavali Rahivasi CHS (Ltd)" this office is pleased to inform you that this **Amended Letter of Intent** is considered and approved for the sanctioned **FSI** of **2.89** (Two Point Eight Nine) in accordance with provisions of Appendix-IV of Reg.33(10) of DCR 1991 amended upto date and **5.382** (Five Point Three Eight Two) for slum plot in accordance with provisions of Reg. 33 (10) of DCPR 2034 and **FSI** of **2.48** (Two Point Four Eight) **1.00** (One Point Zero Zero) (Basic FSI) + **0.50** (Zero point Five Zero) (Government Premium FSI) + **0.70** (Zero point Seven Zero) (Admissible TDR)+ 0.28 (Zero point Two Eight)(Road area over & above 2.20 FSI) for Non-slum plot as per Reg.30(A) of DCPR 2034 amended upto date, out of which in-situ FSI upto **2.50** & **5.382** shall be allowed to be consumed on the slum plot & **2.48** on Non slum plot subject to the following conditions.

1. That the condition of earlier LOI under no. SRA/ENG/1186/KE/PL/LOI dated-30/09/2019 shall be complied with.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)



**Amended condition as per revised LOI are as follows.**

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.

3.

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

Sr. no.	Description	Slum Plot 2.5 FSI Sq.mt.	Slum Plot 4.0 & Above FSI Sq.mt.	Non slum Plot Sq.mt.	Total
1	Area of the plot	535.91	4086.02	791.77	5413.70
2	Deduction for				
2a	Road set back area	29.81	343.78	233.52	607.11
2b	Reservation if any (MH+D)(82.40/5.382)	--	15.31	--	15.31
3	Balance plot (1-2)	506.10	3726.93	558.25	4791.28
4	Deduction 15% R.G.(if applicable)	Nil	Nil	Nil	Nil
5	Net area of plot for computation of tenement density.	506.10	3726.93	558.25	4791.28
6	Addition for FSI purpose 2a & 2b above 100%	29.81	359.09	---	388.90
7	Total plot Area for FSI purpose	535.91	4086.02	558.25	5180.18
8	Maximum Permissible FSI in situ	2.5	5.382	1.00 +0.50(Govt.FSI ) +0.70(TDR) + Balanced Road area over & above 2.20 (154.42 sq.m.) = 2.48	--
9	Maximum permissible BUA in situ.	1339.78	21991.25	1382.58	24713.6 1
10	Rehab built up area	713.72	8875.87	--	9589.59
11	Passage & amenity (existing & proposed) BUA	121.94	3614.97	--	3736.91
12	Rehabilitation component	835.66	12490.84	-	13326.5 0
13	Sale component	835.66	13115.38	-	13951.0 4
14	Total BUA sanctioned for the project.	1549.38	21991.25	1382.58	24923.2 1
15	FSI Sanctioned for project.	2.89	5.382	2.48	-

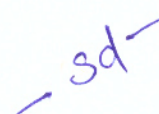


16	Sale BUA permissible insitu	626.06	13115.38	1382.58	15124.02
17	Total BUA permissible in situ (Rehab + Sale)	1339.78	21991.25	1382.58	24713.61
18	Total BUA proposed in situ (Rehab + Sale)	1339.78	18130.60	1304.42	20774.80
19	TDR Generated	209.60	3860.65	-	4070.25
20	TDR released from the scheme	800		-	800
21	TDR balanced in the scheme	3270.25		-	3270.25
22	Area of unbuildable reservation/ road to be surrendered a) Road setback b) D.P. Road c) R.G. d) P.G.	29.81 - -	343.78 - -	233.52 - -	607.11 - -
23	BUA of reservation to be surrendered free of cost.	-	82.40	-	82.40
24	No. of slum dwellers to be re accommodated	Res.-28  Total-28	Res.-246 R/c-06 Com-29, Social Structure -01 Total-282	-	Res.-274 R/c- 06 Com-29 Social Structure -01 Total-310
25	No. of PAP tenements generated in the scheme	Nil	Nil	-	Nil
26	Provisional PAP	Nil	Res.-09 R/c-nil Com-04 Total-13	-	Res.-09 R/c-nil Com-04 Total-13
27	Amenity tenements 1) Balwadi 2) Welfare Centre 3) Society office 4) Amenity 5) Community Center				02 02 03 04 01

4. That you shall pay development charges as per clause 124 E of M.R. & T.P. Act separately for sale built up area as per provision of M.R. & T.P. Act.

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.

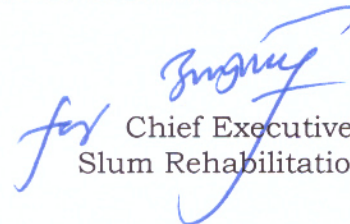
Yours faithfully,

  
Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has approved the Amended LOI)

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, " K/E " Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. HE. of MCGM.
- ✓ 6. I.T. Section (SRA), to publish this LOI on SRA website.

  
Chief Executive Officer  
Slum Rehabilitation Authority