

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/631/KW/MHL/LOI

Date:

20 OCT 2023

1. **Architect** : **Shri. Tushar S. Sali of**  
**M/s. Point To Point Consultants,**  
702, 765- Fly Edge, Near Kora Kendra Flyover,  
Opp. Pushp Vinod - 1, S. V. Road, Borivali (W),  
Mumbai - 400 092.
2. **Developer** : **M/s. Gajaanan Property Developers Pvt. Ltd.**  
**(Formerly known as Gajanan Builder)**  
201, 2<sup>nd</sup> floor, Nivan, S.V. Road, Opp. Podar  
International School, Khar (W),  
Mumbai - 400 052.
3. **Society** : "Sahara & Sangam SRA Co-operative Commercial  
Premises Society Ltd."

**Subject:** Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS. No. 410C/1 (pt.) & 446C/2 (pt.) of village Oshiwara at Relief Road, Jogeshwari (W), Mumbai 400 102.

**Ref:** **SRA/ ENG/631/KW/MHL/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.

The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number SRA/ENG/631/KW/MHL/LOI dtd. 07/09/2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under:

1. 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.



**SRA/ENG/631/KW/MHL/LOI**

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

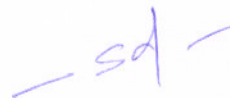
Sr. No.	DESCRIPTION	Parameter as per proposed amended LOI
1	Plot area considered for proposal	38990.94
2	Deduction	
	a) 1461.95	1461.95
	b) 1411.97	1411.97
3	Balance Plot Area (1 - 2)	36117.02
4	Deduction 15 % R.G. (if applicable)	--
5	Net area of plot for computation of T/S/ density	36117.02
6	Addition For FSI Purpose 2 (a) above	1461.95
	Addition For FSI Purpose 2 (b) above	1411.97
7	Total Plot Area for FSI Purpose	38990.94
8	Max. FSI permissible on plot	4.00/Sanctioned
9	Max. BUA permissible on plot	--
10	Rehab Built-up Area	77925.27
11	Passage & Amenity + Existing Amenity st.	26258.32
12	Rehabilitation Component as per DCPR 33(10)	104183.59
13	Sale Component as per DCPR 33(10)	--
14	Incentive FSI (12x1.20) (i.e., as per para 4 of above report)	125020.31
15	Permissible Free Sale Component in-situ	125020.31
16	Total BUA approved for the Scheme (10+14)	202945.58
17	Total FSI sanctioned for the Scheme (16/7)	5.20
18	Total Sale BUA proposed in-situ	125020.31
19	Total BUA proposed to be consumed in-situ (10 + 18)	202945.58
20	FSI proposed to be consumed in-situ (19/7)	5.20
21	Spill over TDR in the scheme (16 - 19)	--
22	Nos. of slum dwellers with Existing Amenities to be accommodated as per Anne-II	871
23	Nos. of Eligible T/s. in the scheme	--
	Residential	--
	Residential Cum Commercial	--
	Commercial	844
	Religious (Masjid)	01
	Total - A	845
	Nos. of Non-Eligible T/s. in the scheme (provisional PAP)	
	Residential	--
	Residential Cum Commercial	--
	Commercial	26
	Total- B	26
24	Nos. of PAP's tenements	1732
	Residential	--
	Residential Cum Commercial	--
	Commercial	--
	Total - B	1732
25	Unbuildable Reservation i.e. Road Set-back. Area to be handed over to M.C.G.M	1461.95
26	Buildable Area to be handed over to MCGM.	1411.97



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2. That the Amenity Tenements i.e., 11 Balwadi, 11 Welfare Center, 26 Society Office, 11 Anganwadi & 11 Yuva Kendra shall be handed over to the use for specific purpose only.
3. That you shall submit Revised NOC from CFO, as per amendment proposed in planning before plinth C.C. or re-endorsement of C.C. to the building under reference.
4. That you shall submit NOC from High Rise Committee will be insisted before issue of C.C. to the Sale building no. 2 & Composite building no. 4.
5. That you shall submit revised NOC from MOEF before granting further C.C. to the sale bldg. no.3 building in the layout u/ref.
6. That you shall submit the height verification from Airport Authority will be insisted at appropriate stage.
7. That you shall submit revised Civil Aviation NOC for proposed height of building.
8. That you shall take the cognizance of SRA circular no. 209 & 210 dtd. 01/08/2023 and comply accordingly.

Yours faithfully,



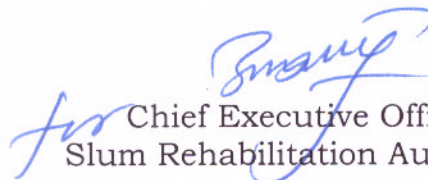
Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Municipal Commissioner, MCGM.
2. Collector, Mumbai Suburban District.
3. Assistant Mun. Commissioner, "KW" Ward, M.C.G.M.
4. Addl/Dy. Collector (Enc. & Rem.) MSD.
5. I.T. Section (SRA), to publish this LOI on SRA website.

Yours faithfully,



Chief Executive Officer  
Slum Rehabilitation Authority

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