

**SLUM REHABILITATION AUTHORITY**

No.: P-N/PVT/0203/20201008/LOI

Date:

**22 NOV 2022**

1. **Architect:** Shri. Manishkumar V. Bagsariya  
of M/s. Jiyani Consultancy LLP  
802, 8th Floor, Shiva Mudra CHSL,  
Nanda Patkar Road, Vile Parle (East),  
Mumbai- 57.
2. **Developer:** M/s. Sethia Infra Structure Pvt. Ltd.  
701, Centre Plaza, Shivaji Chowk, Daftary  
Road, Malad (E), Mumbai 400 097.

**Sub:- S.R. Scheme-3:** S.R. Scheme on plot bearing C.T.S. No. 19A/1 (pt.) & 25A of village Malad, at Malad (E), Mumbai, under regulation 33(10) for slum plot & under regulation 33(11) & 30 & 32 for Non slum plot.

**De-clubbing with**

**S.R. Scheme-2:** S. R. Scheme under regulation 33(11) of DCPR 2034 on plot bearing F.P. No. 21 of T.P.S. Malad No. I (i.e. CTS No. 358, 358/1 to 11 of Village – Malad (East), Taluka-Malad and 524, 524/1 to 14 of Village –Kurar), Daftary Road, Malad (East), Mumbai – 400097.

**Clubbing with**

**S.R. Scheme-1:** S. R. Scheme under Reg. 33(10) on plot bearing C.T.S. No. 9-A, 9-A/1 to 57, 123-A, of village Bandongri, Malkani Estate, Datta Mandir Road, Malad (E), Mumbai – 400 097.

**Ref:** P-N/PVT/0203/20201008/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to LOI dated 08/02/2021 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.



The Clubbing LOI dated 22/12/2021 shall be treated as cancelled and this **Revised Letter of Intent** is issued in continuation with the Letter of Intent issued under even number P-N/PVT/0203/20201008/LOI dtd. 08/02/2021 and conditions mentioned therein will be continued, only the following conditions stands modified as under

1. The built up area for sale and PTC shall be as per the following scheme parameters.

Sr. No	Particulars	Now proposed ( in Sq. Mt.)			
1	Area of plot considered for the scheme	1447.30			
2	Deductions for Road setback area	37.67			
3	Amenity as per Reg. 14	Nil			
4	Total Deductions	37.67			
5	Net Plot Area	1409.63			
6	Addition for FSI purpose	37.67			
7	Total area for FSI computation	1447.30			
8	FSI permissible on Plot	4.00			
9	BUA Permissible on Plot	5789.20			
10	(-) Zonal Basic FSI	1447.30			
11	(-) FSI for Road Setback	--			
12	Balance Additional FSI permissible	4341.90			
13	FSI for Permanent Transit Tenements	(4341.90 X 50%) = 2170.95			
14	Additional sale FSI	(4341.90 X 50%) = 2170.95			
15	BUA Permissible on plot	Zonal	Free Sale	PTC	Total
		1447.30	2170.95	2170.95	5789.20
	BUA Permissible in lieu of Road Setback	--	--	--	--
16	Total BUA Permissible on plot	1447.30	2170.95	2170.95	5789.20
17	BUA permissible after Clubbing of schemes	1447.30	2170.95 + 2170.95 from Scheme 1 for clubbing = 4341.90	2170.95 - 2170.95 to Scheme 1 for clubbing = Nil	5789.20
18	Proposed BUA	1447.30	4341.90	--	5789.20
19	Total Sale BUA proposed	5789.20			

**Additional Conditions:-**

2. That you shall handover 49 no. of PTC tenements and Amenities proposed in S.R. Scheme 1 under subject matter before OCC to equivalent sale BUA in S.R. Scheme under reference.



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 DCPR-2034 in the office of the undersigned

-sd-

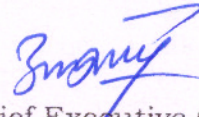
Yours faithfully,

Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

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

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority