

## SLUM REHABILITATION AUTHORITY

No.SRA/ENG/1668/L/MSRTC/LOI

Date:

9 MAR 2023

**Architect** : Shri. Ulhas J.Pagnis 101, Om Swami Aanand, 1st floor,  
D.L.Vaidya Marg, Dadar (W) Mumbai-28.

**Developer Society** : M/s. Prathmesh Developers  
New Milind Nagar SRA CHS Ltd

**Subject** : Revised Letter of Intent under S.R. scheme on Plot bearing  
C.T.S.No.636(part) of village Kurla, Near Premier Co. Gate  
no. 6, Kurla Car shed road, Kurla (west), Mumbai -400 070  
for New Milind Nagar SRA CHS Ltd.

**Reference** : SRA/ENG/1668/L/MSRTC/LOI.

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of document 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.

A) The following conditions of earlier LOI are amended as under.

1. That this Revised LOI is issued in continuation with earlier LOI issued under even no. dated 08/12/2008, dated 08/02/2016, 01-08-2019 & 30/11/2021 and following conditions of said LOI stands modified.
13. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

Sr.	Particulars	Proposed Area (in sq.mts.)
1	Plot Area	2217.50
2	<b>Set Back Area as per sanctioned 1991.</b> (a) Area under 13.40 mts. wide D.P.road. (b) Area under 24.57 mts. wide D.P.road.	59.022 126.978
3	Total Set Back Area	186.00



4	Net Plot Area for calculation of land component for MSRTC Reservation	2,031.50
5	a) Area of buildable reservation to be handed over to MSRTC.	406.30 sq.mts.
6	MSRTC Reservation (Land component )Net Plot / permissible FSI in situ)	75.576
7	Total	261.576
8	<b>Net plot area for Calculation of tenement density</b>	1955.924
9	<b>Addition for FSI purpose</b>	
	<b>(A) Set Back Area as per sanctioned 1991.</b> (A) Area under 13.40mts. wide D.P.road. (B) Area under 24.57mts. wideD.P.road.	59.022 126.978
	<b>(B) Reservation Area</b> MSRTC Reservation (Land component)	75.576
10	Total	261.576
11	Plot Area for FSI	2217.50
12	Permissible FSI on plot	Maximum Permissible FSI on plot as mentioned in clause 3.8 under serial no. VIII of Reg. 33(10) of DCPR 2034
13	Basic Ratio for incentive BUA :- (LR/RC) Land Rate /Rate of Construction = Basic Ratio Rs.32,800/27,500 = 1.19 (within 2.00) & plot area is below 0.40 hectare	Permissible incentive BUA on plot is 1.10 as per DCPR 2034
14	Rehabilitation BUA for FSI	5205.429
15	Area Proposed under clause 8.1 & 8.2 under serial no. VIII of Reg. 33(10) of DCPR 2034.	900.444
16	Rehabilitation Component	6105.873
17	Sale Component permissible	6105.873 x 1.10 = 6716.4603
18	Permissible Built Up Area on plot	11921.889
19	FSI sanctioned for the scheme	5.376
20	Numbers of slum Dwellers	144 numbers of residential 14 numbers of Commercial 02 number of rehab cum commercial. <b>Provisional PAP</b> Residential :- 07 Commercial :-00
21	Amenity structures	01Balwadi, 01 Welfare centre& 02 Society office, 01 Library & 01 Skill development centre

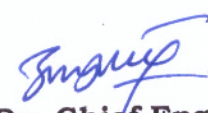
If Applicant Society/ Developers/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C.P R. 2034 in the office of the undersigned within 90 days from receipts of this LOI.

**Yours faithfully,**

  
**Dy. Chief Engineer  
Slum Rehabilitation Authority**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "L" Ward, M.C.G.M.
4. Chief Engineer (Development Plan), M.C.G.M.
5. Deputy Collector (SRA) – Copy for information to take further necessary action as per circular no.37.
6. H.E. of MCGM.
7. ✓ I.T. Section (SRA), to publish this LOI on SRA website.

**Yours faithfully,**

  
**Dy. Chief Engineer  
Slum Rehabilitation Authority**