



SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0245/20200630/LOI

Date:

- 2 MAY 2023

1. **Architect** : Shri. Vishwas Satodia
1102/B-wing, 11th Floor,
Shah Arcade -II, Rani Sati Marg,
Malad (E), Mumbai -400 097
2. **Developer** : M/s. Milan Interbuilt Pvt. Ltd.
G-3B, Swapnalok Appt.,
Off. New Nagardas Road, Mogra Lane,
Opp. Wilson Pen Co., Andheri (E),
Mumbai-400 069.

Sub.:- Issue of Revised LOI : For S. R. Scheme for the redevelopment of building known as "Krishna Bhuvan" on non slum plot bearing CTS No. 141/A, 141/A/1 to 28 of Village Mogra, Opposite Udyog Industrial Estate, Parsi Panchayat Road, Andheri (E), Mumbai-400069 under Reg. 33 (11) & Reg. 30 of DCPR-2034.

Ref.: KE/PVT/0245/20200630/LOI

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to earlier LOI issued u/no. KE/PVT/0245/20200630/LOI dated 28/07/2021, this office is pleased to issue in principal approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions;

1. This all the conditions of LOI u/no. KE/PVT/0245/20200630/LOI dated 28/07/2021 shall continue and shall be complied at appropriate stages.

Following are the modified/additional conditions:

2. This Revised Letter of Intent is issued on the basis of plot area certified by the Architect and the and other relevant documents.

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3. The built-up area for sale and PTC/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.

Sr. No.	Particulars	Revised Scheme parameters
1	Plot area	1775.00
2	Deduction	
	(a) Road set back	220.88
3	Balance plot area	1554.12
4	Add. for F.S.I.-	-
5	Plot area for FSI under Reg.30(A)	220.88
6	Permissible FSI as per Reg.30(A)	2.40
7	Maximum Permissible FSI for non-slum plot as per sanctioned modification in Reg. 30(A) (3) (a) of DCPR-2034 as per the Govt. of Maharashtra notification u/no. TPB-4319 /Pra. Kra.25/2019/Navi-11 dtd. 24/11/2021 (i.e. 6 x 1.25 times)	3.00
8	Total BUA permissible under Reg. 30(A)	662.64
9	Total BUA/TDR proposed on road setback as per Reg. 32 (Table 12-A in sub regulation 4.1.1) (i.e. setback area 220.88 x 2 times)	441.76
10	Proposed FSI under Reg.30(A)	2.00
11	Plot area for FSI under Reg.33(11)	1554.12
12	Permissible FSI under Reg. 33(11)	4.00 (i.e. Zonal FSI =1.00 + additional FSI = upto 3.00)
13	Total BUA permissible under Reg. 33(11)	6216.48
14	Permissible BUA for PTC	2331.18 (1554.12 x 3.00 x 50%)

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15	Permissible FSI	Zonal FSI (1.00)	PTC FSI (50% of 3.00)	Incentive Sale FSI (50% of 3.00)	Total FSI 4.00
16	Maximum permissible BUA	1554.12	2331.18	2331.18	6216.48
17	Proposed BUA	1554.12	2345.11	2317.25	6216.48
18	Total Sale BUA	1554.12	-	2317.25	3871.37
19	Proposed FSI under Reg. 33(11)	1.00	1.51	1.49	4.00
	Total sale BUA permissible (9 + 18)	4313.13 (441.76 + 3871.37)			4313.13
20	No. of PTC Tenements in lieu of PTC BUA proposed				66 nos.

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
5. The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.
6. That the D.P. Road set back shall be handed over before asking Further CC to the last 25% of sale BUA approved in the scheme and separate P.R.C. in the name of M.C.G.M. for proposed set back of D.P. Road shall be submitted before asking OCC to sale wing of composite building.
7. That the IOA for full potential of sale BUA (including 441.76 sq. mtr. of sale BUA on D.P. Road setback) will be granted only after handing over of D.P. Road setback in S.R. Scheme under reference.

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with D.C.P. Regulations-2034 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 Revised LOI)

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Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, "K/E" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. Finance Controller (SRA)
- ✓ 5. I.T. Section (SRA), to publish this LOI on SRA website.

for 
Chief Executive Officer
Slum Rehabilitation Authority