



SLUM REHABILITATION AUTHORITY

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

Date: 22 DEC 2021

1. **Lic. Surveyor:** Shri. Manishkumar V. Bagsariya
of M/s. Jiyan 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-1: 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.

Proposed 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.

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.

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

Condition No. 3:- 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	1347.10			
2	Deductions for Road setback area	37.67			
3	Amenity as per Reg. 14	Nil			
4	Total Deductions	37.67			
5	Net Plot Area	1309.43			
6	Addition for FSI purpose	Nil			
7	Total area for FSI computation	1309.43			
8	FSI permissible on Plot	4.00			
9	BUA Permissible on Plot	5237.72			
10	(-) Zonal Basic FSI	1309.43			
11	(-) FSI for Road Setback	75.34			
12	Balance Additional FSI permissible	3852.95			
13	FSI for Permanent Transit Tenements	(3852.95 X 50%) = 1926.475			
14	Additional sale FSI	(3852.95 X 50%) = 1926.475			
15	BUA Permissible on plot	Zonal	Free Sale	PTC	Total
		1309.43	1926.475	1926.475	5162.38
	BUA Permissible in lieu of Road Setback	75.34	--	--	75.34
16	Total BUA Permissible on plot	1384.77	1926.475	1926.475	5237.72
17	BUA permissible after Clubbing of schemes	1384.77	1926.47 + 1926.47 from Scheme 1 for clubbing = 3852.94	1926.47 - 1926.47 to Scheme 1 for clubbing = Nil	5237.71
18	Proposed BUA	1384.77	3852.94	--	5237.71
19	Total Sale BUA proposed	5237.71			

Additional Conditions:-

1. That you shall handover 33 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 of Regulation No. 33(10) in the office of the undersigned

Yours faithfully,

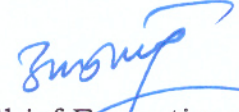


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved 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