

## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/158/GS/ML/LOI

Date:

09 DEC 2021

To,

- 1. Architect :** Smt. Maya Vaidya,  
of M/s. City Gold Management Services Pvt. Ltd.  
Raheja Chamber, Office No. 317, 3<sup>rd</sup> floor,  
Free Press Marg, Nariman Point, Mumbai 400 021.
- 2. Developer :** M/s. Hubtown Ltd. (Formerly known as Akruti Nirman Ltd)  
Plaza Panchsheel, 'A' wing, 5<sup>th</sup> floor,  
Hughes Road, Behind Dharam Palace,  
Grant Road (West), Mumbai - 400 007.
- 3. Society :** Maya Nagar / Achanak Nagar CHS,  
Worli, Mumbai - 400 018.

### REVISED LOI

Sub : Proposed S.R. Scheme on plot bearing C.S. No. 32 (pt.) and 38 (pt.) of Worli Division, G/South ward, for "Maya Nagar / Achanak Nagar CHS".

Ref : SRA/ENG/158/GS/ML/LOI

Sir/Madam,

By direction of Hon.CEO (SRA), this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned FSI of 2.37 (Two point Three Seven only) in accordance with provisions of Regulation no. 33(10) of DCPR 2034, shall be allowed to be consumed on the plot, subject to the following conditions;

This revised Letter of Intent is issued in continuation with the earlier Letter of Intent issued under even no. dated 06/11/2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under;

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

<b>Sr. No.</b>	<b>Description</b>	<b>Proposed for Revised LOI</b>
1	Area of the plot	5565.00
2	Deduction for a) Garden Reservation b) Road Depot	1292.75 93.16
3	Balance plot area	4179.09
4	Deduction for 15% R.G.[if deductible]	Nil
5	Net plot area	4179.09
6	Addition for a) Garden Reservation	1292.75
7	Total plot area for FSI purpose	5471.84
8	Proposed Rehab BUA	6933.76
9	Rehabilitation Component	9061.89
10	Sale Incentive ratio for Sale Component	0.85
11	Sale Component for the scheme	7702.61
12	Total BUA sanctioned for scheme (8+11)	14636.37
13	Total FSI sanctioned for scheme (12/1)	2.63
14	BUA permissible for Govt.'s stake (51% of 7702.61)	3928.33
15	BUA permissible for Developer's stake [(49% of 7702.61) – 19]	2308.41
16	Sale BUA permissible in-situ (14+15)	6236.74
17	Total BUA proposed on plot (8+16)	13170.50
18	F.S.I. Consumed on plot (17/1)	2.37
19	TDR released	1465.87
20	No. of Rehab Tenements accommodated	272 nos.
21	Area of Road Depot to be surrendered	93.16
22	Proposed Amenities : (a) Balwadi (b) Welfare Centre (c) Society Office (d) Amenity-1 (e) Amenity-2 (f) Community Hall	 01 01 03 01 01 01



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If applicant Society / Developer / Architect are agreeable to all these above conditions, then may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the Regulation No. 33(10) of D.C.P.R. 2034 in the office of the undersigned.

Yours faithfully,

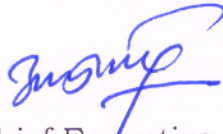
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Chief Executive Officer  
Slum Rehabilitation Authority

(Hon. CEO(SRA) has approved the Revised LOI)

**Copy to:**

1. Assistant Commissioner, "G/South Ward", M.C.G.M.
2. Assistant Commissioner (Estate) Deptt.
3. Deputy Chief Engineer, Development Plan, M.C.G.M.
- ✓ 4. I.T. Section (SRA).

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority