



**SLUM REHABILITATION AUTHORITY**

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

Date: **[13 JUL 2023]**

- 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 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 & Revised LOI dated 22/11/2022 this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)**, 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	Area ( in Sq. Mt.)			
1	Area of plot considered for the scheme	1447.30			
2	Deductions for Road setback area	65.82			
3	Amenity as per Reg. 14	Nil			
4	Total Deductions	65.82			
5	Net Plot Area	1381.48			
6	Addition for FSI purpose	65.82			
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			

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I., in conformity with the DCPR-2034 of Regulation No. 33(11) in the office of the undersigned

Yours faithfully,

- Sd -

Dy. Ch. Engineer  
Slum Rehabilitation Authority

**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.



Dy. Ch. Engineer  
Slum Rehabilitation Authority