

## SLUM REHABILITATION AUTHORITY

No.: K-E/PVT/0249/20200909/LOI

Date: **15 MAR 2024**

- 1. Lic. Surveyor:** Shri. Vinod C. Kamble  
M/s. Ruchika Consultants  
Near bldg. No.3, Ram Mandir Road,  
Kherwadi Signal, Kher Nagar,  
Western Express Highway,  
Bandra (E), Mumbai-400 051.
- 2. Developer:** Shri. Gurmeet Singh Gupta  
of M/s. New York Infrastructure Company  
Plot No. 243, Flat No. 4, Pushpanjali CHS Ltd.,  
Shere Punjab Soc., Andheri (E)  
Mumbai - 400 093.

Sub: S.R. Scheme under regulation 33(11) of DCPR-2034 on plot bearing CTS no. 231B of village Mogra, at Western Express Highway, Andheri (E), Mumbai-400 060 in K/E Ward.

### **Clubbing with**

S.R. Scheme under reg. 33(10) & 30 of DCPR 2034 on plot bearing C.T.S. No. 156(pt.), 160/A/1 (pt.) & 162(pt.) of Village Majas, at Sarvoday Nagar, Meghwadi, at Jogeshwari (East), Mumbai - 400060 for Adarsh Meghwadi Niwara CHS Ltd.

Ref: K-E/PVT/0249/20200909/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and in continuation to LOI dated 18/08/2021, 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 first Letter of Intent issued under even number K-E/PVT/0249/20200909/LOI dtd. 18/08/2021 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.

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

Sr. No.	Particulars				Area in Sq. Mt.
1	Area of plot considered for the scheme				971.40
2	Area of amenity plot handover as per reg. 14(a)				57.01
3	Balance area of the plot				914.39
4	Permissible FSI on plot	Zonal 1.00	Free Sale 1.50	PTC 1.50	4.00
5	BUA Permissible on plot	914.39	1371.59	1371.59	3657.57
6	Proposed BUA	914.39	1195.00 + 1195.00 from C.T.S. No. 156(pt.), 160/A/1 (pt.) & 162(pt.) of Village Majas = 2390.00	1195.00 - 1195.00 to C.T.S. No. 156(pt.), 160/A/1 (pt.) & 162(pt.) of Village Majas = Nil	3304.39
7	Total BUA proposed				3304.39
8	FSI sanction for the scheme				3.61
9	Total Sale BUA proposed				3304.39

**Additional Conditions:-**

1. That you shall submit revised CFO NOC for sale building before further C.C. to the same.
2. That you shall pay premium as unearned income at the rate of 40% of Sale of interchanged BUA of Sale component.
3. That you shall comply the conditions given in SRA circular no. 209,213 & 215.

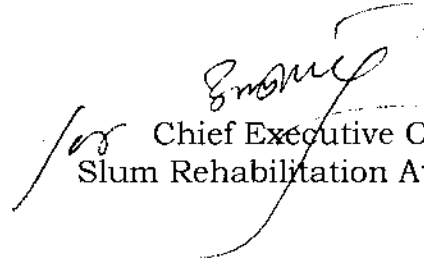
If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations - 2034 in the office of the undersigned within 90 days from receipt of this revised LOI.

Yours faithfully,

*sd-*  
Chief Executive Officer  
Slum Rehabilitation Authority

**Copy to:**

1. Collector, Mumbai Suburban District.
2. Assistant Commissioner, "K-E" 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.

  
Chief Executive Officer  
Slum Rehabilitation Authority