

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/ 20 /BP(Spl.Cell)/LOKW/302 dt.

23 DEC 2016

उ. सु. ज. अ. / प्रा.
आवक क्र. 3637
दिनांक 27 DEC 2016
अधिकार्याची मही

Office of :Dy.Ch.E. (B.P.)Spl. Cell
Municipal Training Centre,
RahejaVihar Complex, Chandivali
farm road, Powai, Andheri (E),
Mumbai 400 072

Letter of Intent

मु. श. नि. व. से. वि. मंत्रालय
आवक नं. MT 6157

1. Architect :

M/s. Architect S.P Shevade & Associates
3, Ramvatika, Prar Thana Samaj Road,
Vile Parle (East), Mumbai - 400 057.

2. Owner/Proponent:

1) Sr. Architect & Planner, MHADA
2) Resident Executive Engineer, MHADA
Griha Nirman Bhavan,
Kalanagar, Bandra (E),
Mumbai - 400 051.

3. Layout :

Azad Nagar MHADA Layout.

Subject : Letter of Intent for pro-rata BUA for redevelopment of EWS, LIG & MIG societies in Azad Nagar MHADA Layout on land bearing CTS No. 183, 802, 809 to 816, 820, 821, 830, 835, 836, 838, 800, 630(pt) S. No. 133 of village Andheri (West) in K/West Ward.

Reference : No. REE/MB/1774/2016 dt. 30.11.2016.

Gentleman,

With reference to above referred subject, this office is pleased to inform you that, this Letter of Intent for pro-rata BUA per tenement for redevelopment of existing EWS, LIG & MIG societies / buildings in the Azad Nagar MHADA Layout on land bearing CTS No. 183, 802, 809 to 816, 820, 821, 830, 835, 836, 838, 800, 630(pt) village Andheri (West) is worked out on the basis of documents submitted by architect and certified by MHADA, as per modified provisions of reg. 33(5) of DCR-1991 vide Govt. notification u/no. TPB-4313/123/CR-47/2013/UD-11 dt. 08.10.2013 and Hon'ble M.C has accorded the sanction for the same u/no. MCP/6057 dt. 08.11.2016 subject to compliance of following conditions:

REE

CO/MB

न.का.ज.मु.प.
आ.भा.क. 5903
दिनांक 30/12/16

श्री राजेश
8/12/16

- 1) This Letter of Intent for pro-rata BUA per tenement is issued on the basis of details of total layout area, various D.P reservations, i.e. buildable / unbuildable plots, Nalla, D.P/internal road amenity plots, open space, encroachments and other relevant documents etc. as certified by the empanelled architect and MHADA.
- 2) The tenements wise pro-rata for redevelopment of existing EWS, LIG & MIG societies is evaluated as per the following technical parameters on the basis of details, plans and triangulation calculations as certified by architect and MHADA. In the event of any change in area of layout, D.P reservations, area of encroachment, total number of tenements certified by MHADA, details of land component under 2.50 FSI, or change in any other details due to error, if any etc. the technical parameters shall be got revised from time to time.

PROFORMA- A

Sr. No.	PARTICULARS		AREA IN Sq.mt.	
1)	Total Plot Area :		Sq.Mt.	
	a)	As per PRC	-	
	b)	As per last approved layout	122053.58	
	c)	As per Triangulation Calculation / Area Cft. by MHADA	123840.00	
	d)	Area adopted	123840.00	
2)	Less :			
	a)	S.R. Scheme land component	1316.23	
	b)	Deduction for HIG plots/land	0.00	
	c)	Deduction for Conveyed plots/land	0.00	
	d)	Area not in possession	770.44	
	e)	Area kept at abeyance due to litigation for ownership	1394.34	
	f)	Total deduction (2(a)+2(b)+2(c)+2(d))	3481.01	
		Effective Plot area	120358.99	
3)	Deduction for :			
	a)	D.P. Reservation / Designations (Non-Buildable)	12462.95	

	b)	D.P.Amenity Plots (Buildable)	7787.86		
	c)	D.P. Roads / Municipal Roads	9779.23		
	d)	Layout /Amenity Open Space	1643.59		
	e)	Layout /Amenity Plots	0.00		
	f)	Layout/Internal roads	21832.19		
	g)	Nalla	3308.52		
		Total Deduction (a+b+c+d+e+f+g)	56814.34		
4)		Balance area of plot (1(c)-2(g))	63544.65		
		Deduction for additional amenity space as per reg. 27 of DCR 1991. (if any).	0.00		
5)		Net balance area of plot (3-4(d))	63544.65		
6)		Deduction for recreational ground (if deductible)	0.00		
7)		Net area of plot (5-6)	63544.65		
8)		Additions for Floor Space Index			
	a)	3(c) 100%	9779.23		
	b)	3(d) 100%	1643.59		
	c)	3(f) 100%	21832.19		
	d)	3(g) 100%	3308.52		
9)		Total areas (7+8)	100108.18		
			2.50	3.00	Pro-Rata
		Bifurcation of total area for FSI purpose, as certified by MHADA for 2.50 FSI u/no. REE/MB/ 1774/2016 Dt. 30.11.2016	43521.85	20022.80	36563.53
10)		Floor Space Index permissible	2.50	3.00	3.00
11)		Permissible Floor Area (9 x10)	108804.63	60068.40	109690.59
12)		Permissible BUA by restricting to 0.90 for non-submission of PRC	97924.16	54061.56	98721.53
13)		Deduction for Encroachment on Non-buildable reservations (considered one times)	0.00	0.00	1125.34