

**TO WHOMSOEVER IT MAY CONCERN**

**DATE: 16.03.2024**

**Sub:-** Proposed Amalgamation of Cluster Development Scheme under Regn.33(9) of DCPR 2034 on plot bearing C.S.no.60, 1/61, 2/61, 1B1/62, 3/1(Zatka Mutton), 1(Part) Municipal Garage, 1(Part) 144 Tenements Building & 1(Part) Slum over Box Drain, 1(Part) Ambedkar Sadan & 1(Part) Ambedkar Sadan Slum of Lower Parel Division, at the junction of N. M. Joshi Marg & Sane Guruji Marg, Lower Parel, Mumbai known as "Shreepati Estate" as **Plot 'A' in G/South wardand** Proposed Cluster Development Scheme under Regn.33(9) of DCPR 2034 on Plot bearing C.S.no.2054 to 2065 of Byculla Division, at the junction of N. M. Joshi Marg & Sane Guruji Marg, Eward , Byculla Mumbai as **Plot 'B'**.

**Architect:-** Shri. Milind Changani of M/s. B.N. Shah & Associates.

**Owner / Developer:-** M/s. Shreepati Build infra Investment Ltd &  
M/s. Runwal Real Estates Pvt. Ltd.

The proposal of Plot A has been approved and LOI issued and now plot B is added to Plot A , The Tentative FSI statement for both plots combined as per information provided by client is as below

The FSI is worked out as per FSI 4.00 on plot area basis and incentive Case and as per provision of DCPR 2034 , higher of the 2 is considered

7 MAHALAXMI, SAAT RASTA		
As per modified DCPR 2034 of reg. 33(9)		
Sr No	Parameters	
Option - I		
1	Gross plot area	34,064.35
2	Non reserved net plot	10,342.73
3	F.S.I. 4 ( 10342.73 x 4.00 )	41,370.92
4	Reserved gross plot including set back ( 1 - 2 )	23,721.62
5	Existing BUA on reserved plot	13,851.50
6	Land component ( 13851.50 / 1.33 )	10,414.66
7	F.s.i. 4 on land component ( 10414.66 x 4.00 )	41,658.65
8	balance land ( 4 - 6 )	13,306.96
9	F.s.i. 1.33 on balance land ( 13671.79 x 1.33 )	17,698.25
10	Total permissible F.S.I. as per 4.00 ( 3 + 7 + 9 )	100,727.82

**B.N. Shah & Associates**

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	<b>Option - II</b>	<b>sq.mt.</b>
1	Gross plot area	<b>34,064.35</b>
2	Total proposed rehab BUA	90,951.76
3	Tenement handover to Police dept. as per reg. 33(9) explanation 20 (27.88 x 1.20 x 90 )	3,011.04
4	1405 Tenement handover to SWM department ( 27.88 x 1.20 x 1405 )	47,005.68
5	Built-up area handover to MHADA (as per Under clause 20 & NOC condition )	2,407.97
6	200 additional tenements FOR MHADA ( 35 + 25% x 1.20 x 200 )	10,500.00
	Community hall	350.00
7	MHADA share on additional plots	375.06
8	MCGM share on additional plots	220.19
9	Total rehab area ( 2 + 3 + 4 + 5 + 6 )	154,226.45
10	120% incentive	185,071.74
11	Total Rehab + incentive	339,298.20
12	Additional BUA in lieu of Reservation for developer ( 10932.51 x f.s.i. 0.22593 x 1.5 )	3,705.00
13	Total permissible Built-up area ( 7 + 8 + 11 + 12 )	343,598.45
14	Total incentive to Developer ( 10 + 12 )	188,776.74
15	Total sale area with fungible	254,848.60

The above area statement is tentative, and subject to approval and certification of Tenants by MHADA/MBRRB as per policy and approvals .The statement is issued without prejudice

Thanking You

Yours Sincerely

Ar.Milind Changani

For B.N. SHAH & ASSOCIATES

LIC :CA/2003/32398