

BRIHANMUMBAI MUNICIPAL CORPORATION

No. **Mo. Dir/ES&P/22/MC. DA 27-04-2023**

To,
M/s. Shreepati Build infra-Investment Ltd.,
401/501/601, Shreepati Arcade,
A.K. Marg, Nana Chowk,
Grant Road(W), Mumbai 400 036.

Subject : Revised Letter of Intent for Proposed Cluster Redevelopment under DCPR 33(9) for the properties bearing C.S. Nos. 60, 1/61, 2/61, 1B1/62, 3/1(Zatka Mutton), 1(Part) Municipal Garage, 1 (Part) 144 Tenements Building & 1 (Part) Slum over Drain Box, 1(Part) Ambedkar Sadan & 1 (Part) Ambedkar Sadan Slum of Parel Division, N. M. Joshi Marg, Mumbai known as "Shreepati Estate".

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

Reference : i) Minutes of 33rd HPC meeting dated 10.12.2021,
Minutes of 34th HPC meeting dated 23.03.2022 &
Minutes of 44th HPC meeting dated 31.03.2023.
ii) Hon. M.C.'s approval U/No. MGC/F/9370 dated. 13.04.2023.
iii) ICR vide resolution No. 35 dated 19.07.2022 & C.R. No. 603 dated 22.07.2022.

The Cluster Redevelopment Scheme on the above subject plot is approved by the High-Power Committee in the meeting held on 29.03.2023. In view of the HPC minutes of meeting dated 31.03.2023, this Letter of Intent (LOI) is hereby issued subject to following terms & conditions:

- 1) That all the conditions of LOI under No. DYCHE/278/MC/(BP)CITY dated 12.08.2022 shall be complied with
- 2) That the proposed development shall be carried out as per the following points approved by 44th HPC dtd. 31.03.2023 shall be complied with.
 - a) That the total FSI on plot shall be restricted to 10.73 on net plot of 19800Sq.mt. as approved in 44th HPC meeting held on 29.03.2023.
 - b) That the cap for BUA of 2,12,493.82Sq.mt. as per incentive basis and irrespective demarcation of plot area along with reservation, shall be adhered to.

- 3) That the Letter of Intent is valid for the period of one year from date of issue and final approval for the scheme shall be obtained within one year.

Yours faithfully,


2024.03
Dir. (E.S. & P.)

Enclosed:

- 1) Copy of D.L. to MS
- 2) Copy of ICR & CR
- 3) UD letter u/no u/no. TPB/4319/50/Case No 159/2019/UD-11 dated 18.02.2022
- 4) Minutes of 33rd HPC meeting dated 10.12.2021 &
Minutes of 34th HPC meeting dated 23.03.2022 &
Minutes of 44th HPC meeting dated 31.03.2023.