



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY
(excluding the Brihan-Mumbai Municipal Corporation Area)

No. : S01/0020/10

Date : 17 AUG 2022

1. **Architect** : M/s. Shree Consultants.
Bungalow No.12, Dev-Rishi CHS Ltd.
Panchpakhadi, Thane (W).
2. **Developer** : M/s. Varasiddhi Infracons.
01, Gr. floor, Gurushankar,
Plot No.50A, Pestom Sagar,
Road No.02, Chembur, Mumbai-89.
3. **Society** : "Sadguru Swami Krupa CHS Ltd."

Subject: **Revised LOI** for the S. R. Scheme on plot bearing CTS No. 2007 of Village Kopari Near Anand Cenema, Thane(E) "Sadguru Swami Krupa CHS Ltd."

Reference: V.P. No. S01/0020/10

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the applicant, this office is pleased to issue **Revised Letter of Intent (LOI)** subject to the following conditions.

1. The conditions mentioned in the LOI issued by the Thane Municipal Corporation under No. TMC/TDD/1669 dtd. 09/07/2010 shall be complied with.
2. The conditions mentioned in the Revised LOI issued by the Slum Rehabilitation Authority under No. V.P.No.S01/0020/10 dtd.05/12/2016 & dtd.21/12/2020 shall be complied with.
3. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure-II issued by Competent Authority and other relevant documents.
4. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts etc. the parameters shall be got revised from time to time.



The salient features of the scheme are as under:

Sr. No.	Description	Revised Scheme Parameters
1.	Area of plot	961.00
2.	Area under Road	Nil
3.	Net plot area (1-2)	961.00
4.	Plot Area for FSI	961.00
5.	Permissible FSI	4.00
6.	Total permissible BUA in Scheme	3844.00
7.	Rehab BUA	1442.76
8.	Area covered, under amenities common passages etc.	455.51
9.	Rehab Component (7+8)	1898.27
10.	Incentive FSI Permissible	1:1.25
11.	Sale component permissible for the scheme.	2372.84
12.	Total permissible BUA in the scheme (7+11)	3815.60
13.	Sanctioned FSI for the project (12/4)	3.97
14.	Sale BUA proposed in situ	1096.33
15.	Total BUA proposed in situ (7+14)	2539.09
16.	FSI Consumed on plot	2.64
17.	TDR generated in the scheme (12-15)	1276.51
18.	No. of slum dwellers to Re-accommodate.	Resi. - 48 Nos.
19.	PAP generated in the scheme	Nil

5. All the conditions mentioned in the previous LOI & IOA shall be complied with before issue of Final OCC of Composite Building.

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 Regulations 165, Appendix-S of TMC DCR & Clause No.14.7.8.(iii) Note-1 of Regulation No.14.7 of UDCPR-2020 in the office of the undersigned within 180 days from receipt of this LOI.

Yours faithfully,

sd/-

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**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.04/08/2022)

Copy to:

1. Dy.Collector and Competent Authority(1), MMR SRA, Thane.
2. Municipal Commissioner, TMC, Thane
3. Asstt. Municipal Commissioner, Naupada-Kopri Prabhag Samittee, TMC, Thane.
4. I.T. Section (MMR SRA) to publish this Revised LOI on MMR SRA website



Banyan
17/8/2022

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.04/08/2022)