

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

No. : SRS/TMC/TDD/576

Date : 7 SEP 2022

1. **Architect** : Shri. Mukul J. Walavalkar  
M/s. Arkhitektons 360<sup>0</sup>  
703/704, D.N.S. Tower, Kelkar Compound,  
Opp. Town Hall, Tembhi Naka,  
Thane (W), 400 602.
2. **Developer** : Om Shiv Samarth Co-op Hsg. Soc. Ltd.  
Deendayal Nagar, Panchpakhadi, Thane.
3. **Society** : "Om Shiv Samarth Co-op Hsg. Soc. Ltd."

**Subject:** **Revised LOI** for the S. R. Scheme on plot bearing  
F.P.No.293, T.P.S.No.1, of Village Panchpakhadi,  
Thane (W) for **Om Shiv Samarth Co-op Hsg. Soc.  
Ltd.**

**Reference:** V.P. No. 2005/123

**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. SRS/TMC/TDD/576 dtd. 07/05/2005 shall be complied with.
2. The conditions mentioned in the Revise LOI issued by the Slum Rehabilitation Authority under No. SRS/TMC/TDD/576 dtd. 07/10/2017 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 in sq.mts.
<b>A.</b>	<b>For the total area of plot</b>	
1.	Area of plot (Area of plot 2724.18 + Area under 6.0m. wide road 375.0)	2724.18
2.	Deductions for	
	Area under road	----
	Proposed road	----
	Any reservation (R.G.33.33%x 2724.18 sq. m.)	907.97
	Total	907.97
3.	Balance area of plot(1-2)	1816.21
4.	Add back	
	i. Area under road	----
	ii. Garden Reservation	907.97
5.	Total slum area of plot for FSI purpose	2724.18
6.	Permissible FSI	4.00
7.	Permissible BUA in scheme.(5 x 6)	10896.72
8.	Total built up area proposed for rehab component in Rehab building	3746.17
9.	Area covered under Balwadi, Welfare center, society office & common passages.	804.94
10.	Total Area of Rehab Component [ 8 + 9 ]	4551.11
11.	Incentive FSI	1:1.25
12.	Sale Area Permissible against Rehab Component.	5688.89
13.	Total permissible BUA in the scheme [8+12]	9435.06
14.	Proposed Built up area for Sale Component.	3927.42
15.	Total area proposed in the scheme [8 +14]	7673.59
16.	FSI consumed	2.82
17.	TDR generated in scheme [12 – 14]	1761.47
18.	No. of Slum dwellers Re-accomodated	Resi. – 119 Nos. Comm. – 04 Nos.
19.	PAP Generated in the scheme	Nil
20.	Amenities : • Balwadi • Welfare Center • Society Office	02 Nos. 02 Nos. 01 No.

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

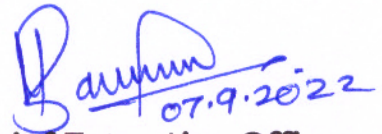
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+ **Chief Executive Officer**  
**MMR Slum Rehabilitation Authority**

(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

  
07.9.2022

f **Chief Executive Officer**  
**MMR Slum Rehabilitation Authority**

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