



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

No.: TMC/TDD/4230

Date : 13 APR 2022

1. **Architect** : Shri. Nilesh D. Sawant (Architect)
M/s. Nexstep Construction Pvt.Ltd.
Ashar Bellezza 'A' Wing-303, 3rd floor
Road No.16, Wagle Estate
Thane (West) - 400 604.
2. **Developer** : M/s. Ashwamedh Builders & Developers
1st Floor Abhiman-II,
opp. Elegance, Teen Hath Naka,
Thane-west. 400602.
3. **Society** : "Gaondevi CHS Ltd."

Subject: **Revised LOI** for S. R. Scheme on plot bearing Final Plot no. 320, T.P.S. Scheme No. 1 of Village Panchpakhadi, Thane (W) for "Gaondevi CHS Ltd."

Reference: V.P.No.S2T/0005/09

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/4230 dtd. 10/12/2008 shall be complied with and Revise LOI issued by the Slum Rehabilitation Authority under No.TMC/TDD/4230 dtd.17/12/2015 and dtd.11/05/2018 shall be complied with.
2. 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.
3. 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	Parameters as per proposed amendments
1.	Total plot area	5994.69
2.	Deduction for D. P. Road	---
	a) 12.00 mtrs. wide T.P Road	1365.57
	b) 15.00 mtrs. wide Service Road	299.26
	Total Area (a+b)	1664.83
3.	Balance area of plot (1-2)	4329.86
4.	Deduction for 15% R.G. (if applicable)	Nil
5.	Net area of plot	4329.86
6.	Addition for FSI purpose (2 above)	---
	a) 12.00 mtrs. wide T.P Road	1365.57
	b) 15.00 mtrs. wide Service Road	299.26
7.	Total plot area for FSI purpose (5 + 6a + 6b)	5994.69
8.	Max. FSI permissible on Plot	4.00
9.	Max. BUA permissible on plot (7 X 8)	23978.76
10.	Rehab BUA	8695.14
11.	BUA of rehab component & Amenity structures	2618.75
12.	Rehabilitation Component (10 + 11)	11313.89
13.	Incentive FSI	1:1.25
14.	Sale Component	14142.36
15.	Total BUA approved for the Scheme (10+ 14)	22837.50
16.	Total FSI sanctioned for the scheme. (15/7)	3.81
17.	Sale BUA permissible in-situ	14142.36
18.	Sale BUA proposed in-situ	8836.82
19.	Total BUA proposed in-situ	17531.96
20.	FSI proposed to be consumed in-situ	2.92
21.	Spill over TDR, if any (15-19)	5305.54

22.	No. of slum dwellers to be accommodated.	Res. - 269 Nos. Comm.- 21Nos. School - 01No. R/C - 01 No.
23.	No. of PAP tenements	13 Nos.
24.	Area of buildable reservation of Govt. Servant Quarters	971.29

4. All the conditions mentioned in the previous LOI & IOA shall be complied with before issue of Final OCC of Sale Building S1 & S2.
5. That the Building No.4 shall be handed over to Collector, Thane and possession receipt of the same is submitted to MMR SRA before Final OCC of Sale Building S1 & S2.
6. The PRC in the name of society for rehab plot and in the name of Govt. of Maharashtra for Collector's Plot will be submitted before Final O.C.C. of 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 & Regulation 14.7 of UDCPR-2020 in the office of the undersigned within 180 days from receipt of this LOI.

Yours faithfully,

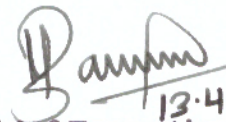
sd/-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

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

Copy to:

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


13.4.2022

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

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