



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

No. : TMC/TDD/6279

Date : 25 MAR 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 Construction,
101, Mulberry, Ganesh Wadi,
Near Kaushalya Hospital, Panchpakhadi,
Thane (West) - 400 602.
3. **Society** : "Shree Ganesh CHS Ltd."

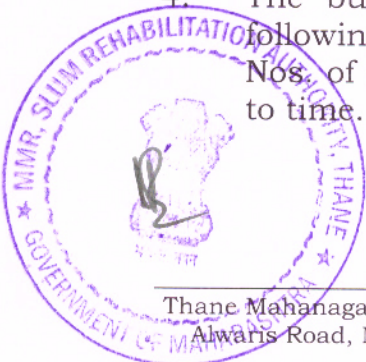
Subject : **Revised LOI** in the S.R.Scheme on plot bearing
F.P.No.317 of T.P.S.No.1 at Panchpakhadi, Thane
(West) for "Shree Ganesh CHS Ltd."

Reference: S2T/0016/13

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by 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/6279 dtd. 22/03/2013 shall be complied with.
2. The conditions mentioned in the Revise LOI issued by the Slum Rehabilitation Authority under No. TMC/TDD/6279 dtd. 17/08/2015 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.	AREA STATEMENT	Revised scheme parameters in Sq.Mtrs.
1.	Gross Plot area considered for proposal	514.76
2.	a) Less D P/Set back area	73.48
	b) Any Reservation	Nil
3.	Balance plot area (1-2 (a + b))	441.28
4.	Less 15% R.G.	Nil
5.	Net plot area (3-4)	441.28
6.	Add DP/ Set back area/ reservation (Addition for FSI purpose)	73.48
7.	Plot area for FSI	514.76
8.	Max permissible FSI on plot	4.00
9.	Max. Permissible BUA area in situ (7 X 8)	2059.04
10.	Rehab BUA for FSI	895.58
11.	Area covered under Balwadi, Welfare Centre, Society Office, Lift, Lift Lobby, Lift Machine Room and Common Passage.	264.10
12.	Rehab component (10 + 11)	1159.68
13.	Incentive FSI	1:1.25
14.	Sale component permissible for the scheme	1449.60
15.	Total permissible built-up area for the scheme (10 +14)	2345.18
16.	Sanctioned FSI for the project (15/7)	4.55
17.	Sale built up area proposed in situ	567.04
18.	Total BUA Proposed in the Scheme (10 + 17)	1462.62
19.	Balance sale component/ TDR (15 - 18)	882.56
20.	Total FSI Consumed in Situ	2.84

25 MAR 2022

21.	No. of slum dwellers to Re-accommodate.	Res. - 32 Nos. Comm. - 1 No.
22.	PAP generated in the scheme	Nil.
23.	Amenities : • Balwadi • Welfare Hall • Society Offices	01 No. 01 No. 01 No.

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 & Regulation 14.7 of UDCPR-2020 in the office of the undersigned within 180 days from receipt of this LOI.

Yours faithfully,

sdl-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR SRA) has signed the Revised LOI on dt.16/03/2022)

Copy to:

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



[Signature]
24.3.22

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR SRA) has signed the Revised LOI on dt.16/03/2022)