

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

No. : TMC/TDD/3852

Date : 13 APR 2022

1. **Architect** : Shri. Nilesh D. Sawant  
M/s. Nexstep Constructions Pvt. Ltd.,  
Ashar Bellezza 'A' Wing-303, 3<sup>rd</sup> floor  
Road No.16, Wagle Estate  
Thane (West) - 400 604.
2. **Developer** : M/s. Kamran Live Stock and Real Estate  
Developers Pvt.Ltd. Samrin House,  
Plot No. 221, Road No. 16,  
Wagale Estate, Thane (W)
3. **Society** : "Om Shree Swami Samartha CHS Ltd."

**Subject:** **Revised LOI** for S. R. Scheme on plot bearing C.T.S. No. 9 (Pt.), 11 (Pt.), 12 (Pt.),13 (Pt.), Tika No. 2 of Village Chendani, Thane (W) Known as Khartan plot. for "Om Shree Swami Samartha CHS Ltd."

**Reference:** S02/0042/09

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/3852 dtd. 17/11/2008 shall be complied with.
2. The conditions mentioned in the Revise LOI issued by the Slum Rehabilitation Authority under No. TMC/TDD/3852 dtd. 10/03/2016 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 as per UDCPR- 2020. Area in Sq.Mtrs
1.	Total plot area	8232.78
2.	Deduction for D. P. Road	57.63
3.	Balance area of plot (1-2)	8175.15
4.	Deduction for 15% R.G. (if applicable)	Nil
5.	Net area of plot	8175.15
6.	Addition for FSI purpose (2 above)	57.63
7.	Total plot area for FSI purpose (5 + 6)	8232.78
8.	Max. FSI permissible on Plot	4.00
9.	Max. BUA permissible on plot (7 X 8)	30882.37
10.	Rehab BUA	10864.08
11.	BUA of Passage & Amenity structures	3197.49
12.	Rehabilitation Component (10 + 11)	14061.57
13.	Incentive FSI	1:1.25
14.	Sale Component	17576.96
15.	Total BUA approved for the Scheme (10+ 14)	28441.04
16.	Total FSI sanctioned for the scheme. (15/7)	3.45
17.	Sale BUA permissible in-situ	17576.96
18.	Sale BUA proposed in-situ	12618.97
19.	Total BUA proposed to be consumed in-situ	23483.05
20.	FSI proposed to be consumed in-situ	2.85
21.	Spill over TDR, if any (15-19)	4957.99
22.	No. of slum dwellers to be accommodated	Residential - 318 Nos. Commercial - 45 Nos. Total - 363 Nos.
23.	No. of PAP tenements generated in the Scheme	14 Nos.
24.	Parking Reservation	1600.00
25.	Municipal Housing Reservation	300.00
26.	Municipal Purpose Reservation	173.96



5. All the conditions mentioned in the previous LOI & IOA shall be complied with before issue of Final OCC of Sale Building S1, S2 & S3

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/-


**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR SRA) has signed the Revised LOI on dt.11/04/2022)

**Copy to:**

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



  
14.4.2022  
**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR SRA) has signed the Revised LOI on dt.11/04/2022)