



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

No.:SRA/ENG/V.P.No.2007/146

Date : 11 MAY 2022

1. **Architect** : Shri. Nilesh D. Sawant
M/s. Nexstep Consultant
Ashar Bellezza 'A' Wing-303, 3rd floor
Road No.16, Wagle Estate
Thane (West) - 400 604.
2. **Developer** : M/s. Pushpak Developers
4th Floor, Lake City Mall,
Kapuravadi Naka, Majiwada,
Thane (W).
3. **Society** : "Anand Savali CHS Ltd."

Subject : **Revised LOI** in the S.R.Scheme on plot bearing F.P.
No.315 of T.P.Scheme No.1, of Village Panchpakhadi,
Thane (W).

Reference : V.P.No.2007/146

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. That all conditions mentioned in Letter of Intent issued under no. SRA/ENG/V.P.No.2007/146 Date.08/09/2015 shall be complied with.
2. That all conditions mentioned in Revise Letter of Intent issued under no. SRA/ENG/V.P.No.2007/146 Date.18/05/2021 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.		
		Slum	Non Slum	Total
1.	Area of Plot (Minimum area of a,b,c to be considered)	9067.13	2323.55	11390.68
2.	Deductions for			
	a) Proposed 12.20 mtrs. wide D.P road (North Side)	768.78	---	768.78
	b) Area not in possession	---	72.00	72.00
	c) Area under 6.00 M. wide existing road	---	203.24	203.24
	12.20 mtrs. Wide Road set back (South side)	---	55.23	55.23
	(Total a + b + c)	68.78	330.47	1099.25
3.	Balance area of plot (1-2)	8298.35	1993.08	10291.43
4.	Amenity Space 5% (if applicable)			
	a) Required – (Constructed Amenity)	---	---	Nil
	b) Adjustment of 2(b), if any,	---	---	Nil
	c) Balance Proposed- (Constructed Amenity)	---	---	Nil
5.	Net Plot Area for density Calculation	8298.35	1993.08	10291.43
6.	Recreational Open Space (if applicable)			
	a) Required -	---	---	823.31
	b) Proposed -	---	---	2289.24
7.	Addition for FSI purpose	---	---	---
	a) Proposed 12.20 mtrs. wide T.P road (North Side)	768.78	---	768.78
	b) Area under 6.00 mtrs. wide existing road	---	203.24	203.24
	c) Area under 12.00 mtrs. wide T.P.road (South Side)	---	55.23	55.23
	Total (a+b+c)	768.78	258.47	1027.25
8.	Total Plot Area/Slum Occupied Area for FSI purpose	9067.13	2251.55	11318.68
9.	Minimum FSI to be attained as per Clause 14.7.8.iv) of UDCPR-2020	4.00 & 1.10 or Restricted to Sanctioned FSI		

10.	Proposed Rehab Built UP Area	17401.79	---	17401.79
11.	Built up area of common passages, Staircases and Amenities etc.	10937.37	---	10937.37
12.	Rehab Component (10+11)	28339.16	---	28339.16
13.	Incentive FSI	1:1.75	---	1:1.75
14.	Sale Component/Sale FSI/BUA Permissible (1.75)	49593.53	---	49593.53
15.	Non Slum Area (2251.55 X 1.10)	---	2476.70	2476.70
16.	Total Sale Component/Sale FSI/BUA Permissible	49593.53	2476.70	52070.23
17.	Ancillary BUA in the Scheme	---	---	23379.07
18.	Total BUA sanctioned in the Scheme (10+16)	---	---	69472.02
19.	Total FSI sanction for the scheme (18 ÷ 8)	---	---	6.14
20.	Sale BUA Proposed in the Scheme	---	---	38211.47
21.	Total BUA Proposed in the Scheme (10 + 20)	---	---	55613.26
22.	Balance BUA/TDR Permissible (16-20)	---	---	13858.76
23.	Total FSI Consumed in Situ	---	---	4.91
24.	No. of Slum Dwellers to be Accommodated	Resi. - 482 Nos. Comm. - 25 Nos. Resi./Comm. - 05 Nos.		
25.	No. of PAP Tenements Generated in the Scheme	PAP - 40 Nos.		
26.	Amenities : • Balwadi • Welfare Hall • Society Office • Gymnasium • Library • Community Hall	03 Nos. 03 Nos. 06 Nos. 03 Nos. 03 Nos. 01 No.		

5. All the conditions mentioned in the previous LOI & IOA shall be complied with before issue of Final OCC of Sale Building Wing A, B & C.
6. After the demolition of slum structures on the T.P. Road Intimation Letter should be given to Hon. M.C. of TMC regarding the said portion of 12.20 mtrs. road is vacated.



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

Yours faithfully,

sd/-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR SRA) has signed the Revised LOI on dt.10/05/2022)

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 LOI on MMR SRA website



[Signature]
11.5.2022

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR SRA) has signed the Revised LOI on dt.10/05/2022)