



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

No.:SRA/ ENG/V.P. No. S2T/0018/14/LOI

Date: **26 MAY 2023**

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. Samrin Infra Private Limited.
Samrin House, Plot No. 221, Road No. 16,
Wagale Estate, Thane (W).
3. **Society** : "Shree Jagannath(SRA) CHS Ltd."

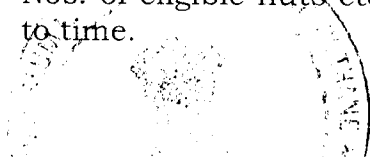
Subject : **Revised LOI** for Proposed S.R. Scheme on Plot bearing
F.P.No.377 of T.P.Scheme No.1, of Village Panchpakhadi,
at Almeda Road Thane (W)

Reference : SRA/ ENG/V.P. No. S2T/0018/14/LOI

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. That all conditions mentioned in Letter of Intent issued under No.SRA/ENG/0018/14/LOI, dtd.01/01/2018, dtd.12/06/2018 & dtd.12/03/2021 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. This revised LOI is valid for the period of 6 (six) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this revised LOI will remain valid till validity of IOA/CC.
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)	7220.18	1202.92	8423.10
	a) As per ownership document (7/12, CTS extract)	5873.83	1202.92	7076.75
	b) As per measurement sheet	7220.18	1202.92	8423.10
	c) As per site	7220.18	1202.92	8423.10
2.	Deductions for			
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	1346.35	---	1346.35
	b) Any D.P. Reservation Area	---	---	---
	(Total a + b)	1346.35	---	1346.35
3.	Balance area of plot (1-2)	5873.83	1202.92	7076.75
4.	Amenity Space (if applicable)			
	a) Required -	---	---	---
	b) Adjustment of 2(b), if any,			
	c) Balance Proposed- (Constructed Amenity)			
5.	Net Plot Area (3-4 (c))	5873.83	1202.92	7076.75
6.	Recreational Open Space (if applicable)			
	a) Required -	469.91	96.23	566.14
	b) Proposed -	---	---	650.54
7.	Addition for FSI purpose	5873.83	1202.92	7076.75
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	1346.35	---	1346.35
	b) Any D.P. Reservation Area	---	---	---
	c) (Total a + b)	1346.35	---	---
8.	Total Plot Area/Slum Occupied Area for FSI purpose	7220.18	1202.92	8423.10
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	12211.36	---	12211.36
11.	Built up area of common passages, Staircases and Amenities etc.	4921.65	---	4921.65
12.	Rehab Component (10+11)	17133.01	---	17133.01
13.	Incentive FSI	1:1.75	---	1:1.75
14.	Sale Component/Sale FSI/BUA Permissible (1.75)	29982.77	---	29982.77
15.	Non Slum Area (1202.92 X 1.10)	---	1323.21	1323.21
16.	Total Sale Component/Sale FSI/BUA Permissible	---	---	31305.98

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17.	Total BUA sanctioned in the Scheme (10+16)	---	---	43517.34
18.	Total FSI sanction for the scheme (17 ÷ 8)	---	---	5.17
19.	Sale BUA Proposed in the Scheme	---	---	31234.78
20.	Total BUA Proposed in the Scheme (10 + 19)	---	---	43446.14
21.	Balance BUA/TDR Permissible (16-19)	---	---	71.20
22.	Total FSI Consumed in Situ	---	---	5.16
23.	No. of Slum Dwellers to be Accommodated	Resi.- 175 Nos. Comm.-65 Nos.		
24.	No. of PAP Tenements Generated in the Scheme	PAP 157 Nos.		
25.	Ancillary BUA in the Scheme	19203.54		
26.	Amenities :			
	• Balwadi	02 Nos.		
	• Welfare Hall	02 Nos.		
	• Society Office	04 Nos.		
	• Gymnasim	02 Nos.		
	• Library	02 Nos.		
	• Community Hall	01 No.		

5. That the revised NOC from CFO of TMC for Sale Bldg.S1, S2, S3 & S4 shall be submitted before further CC above plinth level of Sale Building S4.
6. That you shall submit NOC/Remarks from the concerned Electric Supply Co. for the location & size of sub-station before further CC above plinth level of Sale Building S4.

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 of 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.25/05/2023)

Copy to:

1. Dy. Collector and Competent Authority (1), MMRSRA, Thane.
2. Municipal Commissioner, TMC, Thane
3. Asstt. Commissioner, Uthalsar Ward Committee, TMC, Thane
4. I.T. Section (SRA), to publish this LOI on SRA website.

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 26.5.2023
Chief Executive Officer
MMR Slum Rehabilitation Authority