



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

No.: TMC/TDD/735

Date : 26 MAY 2023

1. **Architect** : Shri. Nilesh D. Sawant
M/s. Nexstep Constructions Pvt. Ltd.,
Ashar Bellezza 'A' Wing-303, 3rd floor
Road No.16, Wagle Estate
Thane (West) - 400 604.
2. **Developer** : M/s. Sankalp Developers
3A, Basement, Shubhjyot CHS,
Gantali Devi Road, Naupada, Thane (W)
3. **Society** : "Jagruti CHS Ltd."

Subject: **Revised LOI** S. R. Scheme on plot bearing S.No. 91(pt),
Khopat, Village Panchpakhadi, Thane(west) for "Jagruti
CHS Ltd."

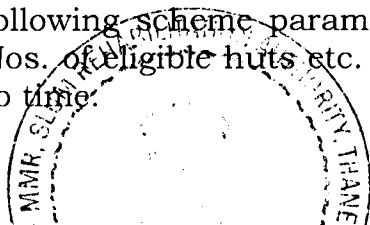
Reference: V.P. No. 2007/44

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/735 dtd.31/05/2004 shall be complied with.
2. That all conditions mentioned in Revise Letter of Intent issued under No. TMC/TDD/735 dtd.13/04/2017 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.

R



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	1750.40
2.	a) Less D P/Set back area	194.37
	b) Any Reservation	Nil
3.	Balance plot area (1-2 (a + b))	1556.03
4.	Less 15% R.G.	Nil
5.	Net plot area (3-4)	1556.03
6.	Add DP/ Set back area/ reservation (Addition for FSI purpose)	194.37
7.	Plot area for FSI	1750.40
8.	Max permissible FSI on plot	3.00
9.	Max. Permissible BUA area in situ (7 X 8)	5251.20
10.	Rehab BUA for FSI	2708.32
11.	Area covered under Balwadi, Welfare Centre, Society Office, Lift, Lift Lobby, Lift Machine Room and Common Passage.	426.98
12.	Rehab component (10 + 11)	3135.30
13.	Incentive FSI	1:1.25
14.	Sale component permissible for the scheme	3919.12
15.	Total permissible built-up area for the scheme (10 +14)	6627.44
16.	Sanctioned FSI for the project (15/7)	3.79
17.	Sale built up area proposed in situ	2255.48
18.	Total BUA Proposed in the Scheme (10 + 17)	4963.80
19.	Balance sale component/ TDR (15 - 18)	1663.64
20.	Total FSI consumed in situ	2.83
21.	No. of slum dwellers to Reaccommodate.	Res. - 88 Nos. Comm. - 02 Nos.
22.	PAP generated in the scheme	04 Nos.
23.	Amenities : • Society Office	01 No

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

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,

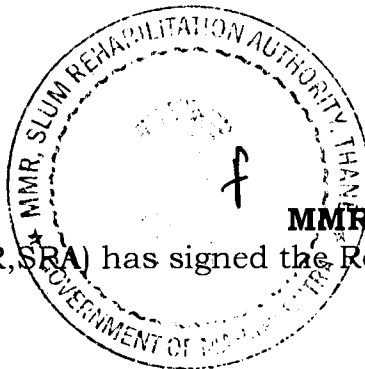
Sd/-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.25/05/2023)

Copy to:

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



B. Anurag
26.5.2023

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.25/05/2023)