

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

No.: TMC/TDD/4681

Date : 29 SEP 2022

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. Shreerama Shree Construction Pvt. Ltd
405, Devcorpora, Eastern Express highway,
Opp. Cadbury company Panchpakhadi Thane (w)
3. **Society** : "Hanuman CHS Ltd."

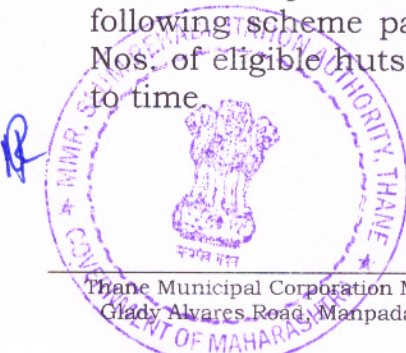
Subject: **Revised LOI** for the S. R. Scheme on plot bearing Final Plot No. 383 & 385 of T.P. Scheme No. 1 of Village Panchpakhadi, Thane (W) for "Hanuman CHS Ltd."

Reference: V.P. No. 2007/78

Gentleman,

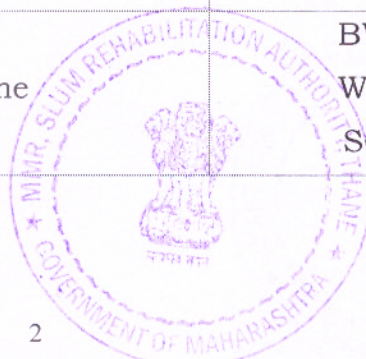
With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the applicant, this office is pleased to issue **Revised Letter of Intent (LOI)** subject to the following conditions.

1. The conditions mentioned in the LOI issued by the Thane Municipal Corporation under No.TMC/TDD/4681 dtd.22/02/2007 shall be complied with.
2. That all conditions mentioned in Revise Letter of Intent issued under No. TMC/TDD/4681 dtd.17/12/2015, dtd.20/01/2020 & dtd.19/04/2022 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.	Description	Parameters as per proposed amendments
1	Total plot area	3194.96
2	Deduction for D. P. Road	---
3	Balance area of plot (1-2)	3194.96
4	Deduction for 15% R.G. (if applicable)	---
5	Net area of plot	3194.96
6	Addition for FSI purpose (2 above)	---
7	Total plot area for FSI purpose (5 + 6)	3194.96
8	Max. FSI permissible on Plot	4.00
9	Max. BUA permissible on plot (7 X 8)	12779.84
10	Rehab BUA	4782.87
11	BUA of Passage & Amenity structures etc.	1132.13
12	Rehabilitation Component (10 + 11)	5915.00
13	Incentive FSI	1:1:25
14	Sale Component	7393.75
15	Total BUA approved for the Scheme (10+ 14)	12176.62
16	Total FSI sanctioned for the scheme (15/7)	3.81
17	Sale BUA permissible in-situ	7393.75
18	Sale BUA proposed to be consumed in-situ	5140.88
19	Total BUA proposed to be consumed in-situ	9923.75
20	FSI proposed to be consumed in-situ	3.11
21	No. of slum dwellers to be accommodated	Res. - 159 Nos. Comm.- 07 Nos.
22	No. of PAP tenements generated in the Scheme	07 Nos.
23	Open Space reservation to be handed over to TMC at free of cost	946.94
24	Spill over TDR, if any	2252.87
25	Amenities Provided in the Scheme	BW - 01 No. WC - 01 No. SO - 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 D.
6. The PRC in the name of society for rehab plot and in the name of developer for sale plot will be submitted before Final O.C.C. of Sale Building D.

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/-

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**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.26/09/2022)

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.



[Signature]
29.9.2022

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.26/09/2022)