



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

No.: SRA/ENG/THANE/002/SEC-2/PVT/LOI

Date : 18 AUG 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. Rajaram Construction
1st floor, Sumeet Enclave,
Sant Dnyaneshwar Marg,
Near Gurukul Society,
Panchpakhadi Thane (W)- 400 602.
3. **Society** : "Vignaharta SRA CHS Ltd.."

Subject : Revised LOI for Proposed S. R. Scheme on Plot bearing C.T.S.No.133/1B/1/2 and 134, Tika No.8, Uthalsar, Wakarwadi of Village Thane City, at Thane (W) for "**Vignaharta SRA CHS Ltd.**"

Reference : SRA/ENG/THANE/002/SEC-2/PVT/LOI

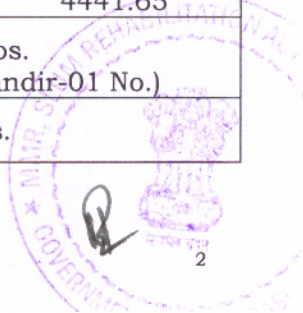
Gentleman,

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/THANE/002/SEC-2/PVT/LOI, Dtd.12/01/2018 & dtd.29/06/2021 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.

SRA/ENG/THANE/002/SEC-2/PVT/LOI

| 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) | 2733.77 | 797.83 | 3531.60 |
| | a) As per ownership document (7/12, CTS extract) | --- | --- | 3531.60 |
| | b) As per measurement sheet | 2733.77 | 797.83 | 3531.60 |
| | c) As per site | 2733.77 | 797.83 | 3531.60 |
| 2. | Deductions for | | | |
| | a) 12.00 mt. wide Proposed Road widening Area/ Service Road/Highway widening | 114.76 | 11.76 | 126.52 |
| | b) Area not in Possession | 159.79 | --- | 159.79 |
| | (Total a + b) | 274.55 | 11.76 | 286.31 |
| 3. | Balance area of plot (1-2) | 2459.22 | 786.07 | 3245.29 |
| 4. | Amenity Space (if applicable) | | | |
| | a) Required - | --- | --- | ---- |
| 5. | Net Plot Area [3-4 (c)] | 2459.22 | 786.07 | 3245.29 |
| 6. | Recreational Open Space (if applicable) | | | |
| | a) Required - | --- | --- | ---- |
| | b) Proposed - | --- | --- | ---- |
| 7. | Addition for FSI purpose | | | |
| | a) 12.00 mt. wide Proposed Road widening Area/ Service Road/Highway widening | 114.76 | --- | 114.76 |
| | b) Any D.P. Reservation Area | --- | --- | --- |
| | c) (Total a + b) | 114.76 | --- | 114.76 |
| 8. | Total Plot Area/Slum Occupied Area for FSI purpose (5+7c) | 2573.98 | 786.07 | 3360.05 |
| 9. | Minimum FSI to be attained as per Clause 14.7.8.iv) of UDCPR-2020 | 4.00 & 2.00 or Restricted to Sanctioned FSI | | |
| 10. | Proposed Rehab Built UP Area | 4105.95 | --- | 4105.95 |
| 11. | Built up area of common passages, Staircases and Amenities etc. | 1777.12 | --- | 1777.12 |
| 12. | Rehab Component (10+11) | 5883.07 | --- | 5883.07 |
| 13. | Incentive FSI | 1:2.00 | -- | 1:2.00 |
| 14. | Sale Component/Sale FSI/BUA Permissible | 11766.14 | --- | 11766.14 |
| 15. | Non Slum Area (786.07 X 2.00) | --- | 1572.14 | 1572.14 |
| 16. | Total Sale Component/Sale FSI/BUA Permissible (14+15) | --- | --- | 13338.28 |
| 17. | Total BUA sanctioned in the Scheme (10+16) | --- | --- | 17444.23 |
| 18. | Total FSI sanction for the scheme (17 ÷ 8) | --- | --- | 5.19 |
| 19. | Sale BUA Proposed in the Scheme | --- | --- | 7390.02 |
| 20. | Total BUA Proposed in the Scheme (10 + 19) | --- | --- | 11495.97 |
| 21. | Balance BUA/TDR Permissible (17-20) | --- | --- | 5948.26 |
| 22. | Total FSI Consumed in Situ (20 ÷ 8) | --- | --- | 3.42 |
| 23. | Ancillary BUA in the Scheme | --- | --- | 4441.65 |
| 24. | No. of Slum Dwellers to be Accommodated | Resi. - 113 Nos. Religious Structure (Mandir-01 No.) | | |
| 25. | No. of PAP Tenements Generated in the Scheme | PAP -10 Nos. | | |



| | | |
|-----|---|---|
| 26. | Amenities : • Balwadi • Welfare Hall • Society Office • Gymnasim • Library | 01 No. 01 No. 02 Nos. 01 No. 01 No. |
|-----|---|---|

5. That the Architect/Developer shall submit revised CFO NOC for Composite Bldg., Sale Bldg. and Mechanical Parking Tower before further C.C of Sale Building.

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 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.10/08/2022)

Copy to:

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



18/8/2022

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.10/08/2022)