



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

No. : TMC/TDD/723

Date : 24 MAY 2022

1. **Architect** : Shri. Rakesh Jiyalal Deshaware (Architect)
M/s. Joshi Deshaware & Associates
A/23, A wing, 8th floor, Ashar IT Park,
Road No.16Z, Wagle Esate,
Thane (W)-400 604.
2. **Developer** : M/s. Sankalp Developers
C-26, Milind Housing Society, Samta Nagar,
Thane (W)-400 606.
3. **Society** : "Raghuaanand CHS Ltd."

Subject: **Revised LOI** for the S. R. Scheme on plot bearing
F.P.No.246, T.P.S.No.1, of Village Panchpakhadi,
Thane (W)

Reference: V.P. No. 2005/125

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/723 dtd. 21/05/2005 shall be complied with.
2. The conditions mentioned in the Revise LOI issued by the Slum Rehabilitation Authority under No. TMC/TDD/723 dtd. 12/10/2018 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	Revised Scheme Parameters in sq.mts.
1	Area of plot	921.00
2	Deduction for	
	a) Area under 6.00 Mtrs. wide T.P. Road	114.04
	b) Area 18.00 & 24.00 Mtrs. wide T.P. Road	18.00
	Total (a + b)	132.04
3	Balance Plot Area	788.96
4	Deduction 25% Open Space reservation	197.24
5	Net Plot Area for density calculation	591.72
6	Slum Occupied Area Considered for scheme	921.00
7	Permissible FSI	4.00
8	Total permissible BUA in Scheme	3684.00
9	Rehab BUA	1099.02
10	BUA of Passages, staircase & Lift, Amenity structures	246.62
11	Rehab component (9+10)	1345.64
12	Incentive	1 : 1.25
13	Sale Component permissible for the scheme	1682.05
14	Total permissible BUA in the scheme(9+13)	2781.07
15	Sanctioned FSI for the project (14/6)	3.02
16	Total Sale BUA proposed in situ	1190.67
17	Total BUA Proposed (9 + 16)	2289.69
18	FSI Consume in situ	2.49
19	TDR generated in the scheme (14-17)	491.38
20	No. of slum dwellers to Re-accommodate.	Resi. - 31 Nos. Comm.- 23 Nos.
21	PAP generated in the scheme	Nil
22	Amenities provided in the scheme	Balwadi - 01 No. Welfare center - 01 No. Society office - 01 No.

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5. All the conditions mentioned in the previous LOI & IOA shall be complied with before issue of Final OCC of Composite 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 Regulations 165, Appendix-S of TMC DCR & Clause No.14.7.8.(iii) Note-1 of Regulation No.14.7 of UDCPR-2020 in the office of the undersigned within 180 days from receipt of this LOI.

Yours faithfully,

sd/-

X

**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. Municipal Commissioner, Naupada-Kopri Prabhag Samittee, TMC, Thane.
- ✓ 4. I.T. Section (MMR SRA), to publish this Revised LOI on MMR SRA website



[Signature]

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

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