



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

No.:MMRSRA/ENG/028/SEC-2/STGOVT/LOI

Date : **23 JAN 2025**

- 1. Architect** : M/s. Makarand Toraskar & Associates
702/A,B,C, WIFI Park IT Premises
CHS Ltd.Above Hotel Satkar Grande,
Near Mulund Check Naka,
Wagle Ind. Estate, Thane - 400604.
- 2. Developer** : M/s. Aditya Buildcon
Flat No.B-2/103, Sarovar Darshan,
Panchpakhadi, Thane(W)-400602
- 3. Society** : "Laxmi Narayan CHS (Prop.)"

Subject : **Revised LOI** for the S. R. Scheme on plot bearing F.P. No.320/D & 325(pt), T.P.S. No.1 of Village Panchpakhadi, Thane (W) for "Laxmi Narayan CHS (Prop.)".

Reference: MMRSRA/ENG/028/SEC-2/STGOVT/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. MMRSRA/ENG/028/SEC-2/STGOVT/LOI Dated 19/06/2024 shall be complied with.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and as per Certificate of 3(C) dated 28/06/2021 and other relevant documents.
3. This 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.
1.	Area of Plot (Minimum area of a,b,c to be considered)	1905.61
	a) As per ownership document (7/12, CTS extract, P.R. Card) + Road Area	1905.61
	b) As per measurement sheet	1905.61
	c) As per site	1905.61
2.	Deduction for	
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	477.40
	b) Any D.P. Reservation Area	Nil
	(Total a + b)	477.40
3.	Balance area of plot (1-2)	1428.21
4.	Amenity Space (if applicable)	
	a) Required	Nil
	b) Adjustment of 2(b), if any,	Nil
	c) Balance Proposed (Constructed Amenity)	Nil
5.	Net Plot Area for density calculation	1428.21
6.	Recreational Open Space (if applicable)	
	a) Required -	Nil
	b) Proposed -	Nil
7.	Addition for FSI purpose	
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	477.40
	b) Any D.P. Reservation Area	Nil
	c) (Total a + b)	477.40
8.	Total Area for FSI purpose	1905.61
9.	Total Plot Area/Slum Occupied Area for FSI purpose	1905.61
10.	Minimum FSI to be attained as per Clause 14.7.8.iv) of UDCPR-2020	4.00 or Restricted to Sanctioned FSI
11.	Proposed Rehab Built UP Area	3028.15
12.	Built up area of common passages, Staircases and Amenities etc.	1952.22
13.	Rehab Component (11+12)	4980.37

14.	Incentive FSI	1:1.60
15.	Sale Component/Sale FSI/BUA Permissible (13x14)	7968.59
16.	Ancillary BUA in the Scheme	4422.47
17.	Total BUA sanctioned in the Scheme (11+15)	10996.74
18.	Total FSI sanction for the scheme (17/ 9)	5.77
19.	Sale BUA Proposed in the Scheme	5669.65
20.	Total BUA Proposed in the Scheme (11 + 19)	8697.80
21.	Balance BUA/TDR Permissible (17-20)	2298.94
22.	Total FSI Consumed in Situ (20/9)	4.56
23.	Free of FSI (Handover to authority area)	293.59
24.	No. of Slum Dwellers to be Accommodated	Resi.- 63 Nos.
25.	No. of PAP Tenements Generated in the Scheme	30 Nos.
26.	Amenities : • Balwadi • Welfare Centre • Society Office • Fitness Centre • Library	01 No. 01 No. 01 No. 01 No. 01 No.

5. That you shall submit P.R. Card of plot area admeasuring 355.71 Sq.mtrs. of F.P. No.325 (pt) in the Name of Mumbai Metropolitan Region Slum Rehabilitation Authority, Thane before issue of Plinth C.C. of Composite Building.
6. That the Developer/Society shall pay land premium on plot area admeasuring 1905.61 Sq.mtrs. at the rate of 25% as per Annual Schedule of Rates (ASR) as per Regulation No.14.7.6.xi) of UDCPR-2020.
7. The NOC from CFO of TMC for Composite Bldg. shall be insisted before Plinth CC of Composite Bldg.
8. That the Developer shall submitted the GBR of societies for accepting Permanent Alternate Accommodation in High Rise Composite Building before Plinth C.C. to the Composite Building.
9. That the rehabilitation component of scheme shall include.
 - a) 63 Nos. of Rehab Residential Tenements.
 - b) 30 Nos. of PAP Tenements.
 - c) 01 No. of Balwadi.
 - d) 01 No. of Welfare Hall.
 - e) 01 No. of Society Office.
 - f) 01 No. of Library.
 - g) 01 No. of Fitness Centre.

10. After the demolition of slum structures on the T.P. Road Intimation Letter should be given to Hon. M.C. of TMC regarding the said portion of 15.00 mtrs. road is vacated.
11. That the Developer shall hand over the 09 Nos. of Residential Tenement of 293.59 Sq.mtrs. built up area on 2nd, 3rd & 4th floor of Composite Building to Collector, Thane before 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 of 14.7 of UDCPR 2020 in the office of the undersigned within 180 days from receipt of this Revised LOI.

Yours faithfully,

Sdr

Chief Executive Officer

MMR Slum Rehabilitation Authority

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.20/01/2025)

Copy to:

1. The Collector, Thane
2. Municipal Commissioner, TMC, Thane
3. Competent Authority(1), MMR SRA, Thane.
4. Asstt. Commissioner, Naupada-Kopari Ward Committee, TMC, Thane
- ✓ 5. I.T. Section (MMR,SRA), to publish this Revised LOI on MMR SRA website.



[Signature]
23.1.2025

Chief Executive Officer

MMR Slum Rehabilitation Authority

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.20/01/2025)