

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

No.: TMC/TDD/6186

Date : 20 FEB 2025

1. **Architect** : Shri. Aniruddha Gurjar of
M/s. Archit Consultants
B-01/02, Akanksha Society
Ravi Industries Road, Panchpakhadi, Thane (W).
2. **Developer** : M/s. Sunrise Enterprises.
Galleria Building,
flat No 201, 2nd Floor,
Opp. Navka Vihar, Talaopali,
Shivaji Path, Thane (w) - 400 601
3. **Society** : "Brahmandeo Co. Op. Hsg. Society Ltd."

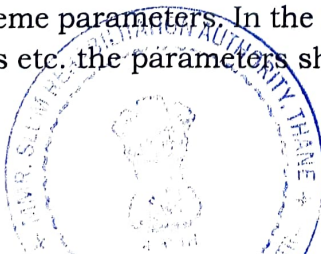
Subject: **Revised Letter of Intent (LOI)** for the S. R. Scheme on
plot bearing Tika No. 9, C. S. No. 11/B (Pt.), Mauje Thane
City, At Khopat, Pokharan Road No.1, Thane (W)

Reference: V.P.No. S02/0115/13

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. TMC/TDD/6186 dtd.20/03/2013 & Revised LOI dtd.02/04/2019 & dtd.20/06/2023 shall be complied with.
2. This Revised 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.



The salient features of the scheme are as under:

Sr. No.	Description & provision	Revised scheme parameters as per UDCPR-2020. Area in Sq.mtrs.
1.	Area of Plot (<i>Minimum area of a,b,c to be considered</i>)	1385.40
	a) As per ownership document (7/12, CTS extract)	1385.40
	b) As per measurement sheet	1448.73
	c) As per site	1448.73
2.	Deductions for :	
	a) Proposed 12.20 Mtrs. wide T.P. Road	--
	b) Any D.P. Reservation Area	--
	c) Not in Possession	19.19
	(Total a + b + c)	19.19
3.	a) Balance area of plot (1-2)	1366.21
	b) Area under vacant plot	141.82
	c) Net area of plot for density calculation (3a – 3b)	1224.39
4.	5% Amenity Space (if applicable)	
	a) Required – (Constructed Amenity)	--
	b) Adjustment of 2(b), if any,	--
	c) Balance Proposed- (Constructed Amenity)	--
5.	Net Plot Area (3 – 4a)	1224.39
6.	Recreational Open Space (if applicable)	
	a) Required - (8%)	--
	b) Proposed -	--
7.	Addition for FSI purpose :	
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	--
	b) Any D.P. Reservation Area	--
	c) (Total a + b)	--
8.	Total Plot Area/Slum Occupied Area for FSI purpose (3c + 7c)	1224.39
9.	Minimum FSI to be attained as per Clause 14.7.8. iv) of UDCPR-2020	4.00 or Restricted to Sanctioned FSI & 1.10
10.	Proposed Rehab Built UP Area	2021.87
11.	Built up area of common passages, Staircases and Amenities etc.	1040.56
12.	Rehab Component (10+11)	3062.43
13.	Incentive FSI	1:1.50
14.	Sale Component/Sale FSI/BUA Permissible (12×1.50)	4593.64
15.	Sale BUIL-UP area permissible (3b × 9)	156.00
16.	Total Sale component permissible (14+15)	4749.64

17.	Total BUA sanctioned in the Scheme (10+16)	6771.51
18.	Total FSI sanctioned for the Scheme (17 / 3a)	4.96
19.	Sale BUA Proposed in the Scheme	182.27
20.	Total BUA Proposed in the Scheme (10 + 9)	2240.14
21.	Balance BUA/TDR Permissible (17-20)	4567.37
22.	Total BUA Consumed in SITU (20 / 3a)	1.61
23.	Ancillary BUA in the scheme	112.52
24.	No. of Slum Dwellers to be Accommodated	Comm - 01 No. R/ C - 01 No. Residential - 41 Nos. P.A.P. - 19 Nos. I To R - 02 Nos. Society Office - 01 No. Welf. Cen. - 01 No. Balwadi - 01 No. Library - 01 No. W.E.C. - 01 No.

5. That Architect has to submit the CFO NOC form TMC before issue of further C.C. of Slum Building A as per approved Amended plans.

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 revise LOI.

Yours faithfully,

Sd/-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.14/02/2025)

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 (MMR,SRA), to publish this Revise LOI on SRA website



Dampu
20/2/2025

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.14/02/2025)