



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

No.:SRA/ENG/V.P.No.S04/0015/09/LOI

Date : 28 MAR 2025

1. **Architect** : Shri. R. J. Deshaware of  
M/s. Joshi Deshaware & Associates.  
A-2/3, A-wing, Ashar IT Park,  
Road No.16-Z, Wagle Estate,  
Thane-400604.
2. **Developer** : M/s. Jaykali Developers Pvt. Ltd.  
70, Nagindas Master Road,  
Fort, Mumbai-400023.
3. **Society** : "Shree Krishna Co. Op. Hsg. Soc. Ltd."

**Subject** : **Revised LOI** for the S. R. Scheme on plot bearing  
S.No. 509, 510(Part), of Village Panchpakhadi, at  
Pokharan Road No.2, Thane (W) for "Shree Krishna  
Co-op. Hsg. Soc. Ltd"

**Reference** : V.P. No. S04/0015/09

**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/V.P.No.S04/0015/09/LOI, Date.01/01/2018, Date.25/02/2019 & Date.27/04/2021 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.



• **The salient features of the scheme are as under:**

Sr. No.	Description	Revised scheme parameters as per UDCPR-2020 (Area in Sq.mtrs.)
1.	Area of Plot (Minimum area of a,b,c to be considered)	37370.00
	a) As per ownership document (7/12, CTS extract)	37370.00
	b) As per measurement sheet	37370.00
	c) As per site	37370.00
2.	Deductions for :	-
	a) Area under 40.00 mtr. wide D. P. Road	3637.09
	b) Area under 20.00 mtr. wide D. P. Road	2262.00
	c) Area under Gaothan road	102.00
	d) Not in possession	380.78
	(Total a + b + c + d)	6381.87
3.	Balance area of plot (1-2)	30988.13
4.	5% Amenity Space (if applicable)	--
	a) Required – (Constructed Amenity)	599.70
	b) Adjustment of 2(b), if any,	--
	c) Balance Proposed- (Constructed Amenity)	686.08
5.	Net Plot Area	30988.13
6.	Recreational Open Space (if applicable)	
	a) Required -	2880.18
	b) Proposed - (Net Area of plot)	3886.91
7.	Sale Plot proposed R.G.	30988.13
8.	Addition for FSI purpose :	-
	a) Area under 40.00 mtr. wide D. P. Road	3488.34
	b) Area under 20.00 mtr. wide D. P. Road	2262.00
	c) Area under Gaothan road	102.00
	d) (Total a + b + c)	5852.34
9.	Total (7+8d)	36840.47
10.	Total Plot Area/Slum Occupied Area for FSI purpose	36840.47
11.	Minimum FSI to be attained as per Clause 14.7.8. iv) of UDCPR-2020	4.00 Restricted to Sanctioned FSI
12.	Proposed Rehab Built UP Area	67300.76
13.	Built up area of common passages, Staircases and Amenities etc.	32399.92
14.	Rehab Component (12+13)	99700.68
15.	Incentive FSI	1:2.25
16.	Sale Component/Sale FSI/BUA Permissible (2.25)	224326.53
17.	Total BUA sanctioned in the Scheme (12 +16)	291627.29
18.	Total FSI sanction for the scheme (17 ÷ 10)	7.92

19.	Sale BUA Proposed in the Scheme	114115.67
20.	Total BUA Proposed in the Scheme (19+12)	181416.43
21.	Balance BUA/TDR Permissible (17-20)	110210.86
22.	Total FSI Consumed in situ (20 ÷ 10)	4.92
23.	Ancillary BUA in the Scheme	69456.51
24.	No. of Slum Dwellers to be Accommodated	Resi. - 1915 Nos. R/C - 09 Nos. Comm. - 140 Nos. School - 05 Nos. Samaj Hall - 01 No. Religi. Stu. - 03 Nos.
25.	No. of PAP Tenements Generated in the Scheme	Nil
26.	Amenities : • Balwadi • Welfare Hall • Society Office • Health Centre • Women Ent. Ship Centre • Community Hall	08 Nos. 08 Nos. 21 Nos. 08 Nos. 08 Nos. 01 No.

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 and Notification No. TPS-1818/CR-236/18/(Part-3)/ Sec.37(1AA) (c) & Sec.20(4)/Modification/ UD-13 dtd.03/02/2022 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.26/03/2025)

**Copy to:**

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



*[Signature]*  
28/3/2025

**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.26/03/2025)