



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY

No.: TMC/VPNO/300142013/20170304

Date : 11 APR 2025

1. **Architect** : Mr.Anup S. Gupte
M/s. Shrusti Architectural Design Consultancy
E-103, Bldg.No.H-2, Shreerang
Unit No.25 CHS Ltd., Shreerang sahaniwas,
Thane (W) 400601.
2. **Developer** : M/s.Morya Infraconstruct Pvt. Ltd.
809, Vir Mahal, Dr.B.A. Road,
Lalbag, Mumbai-400 012.
3. **Society** : "Guruprerna CHS Ltd."

Subject : **Revised LOI** for the S. R. Scheme on Plot bearing F.P. No.106, T.P.S.-1, Hajuri, Village-Panchpakhadi, Thane (w) for " Guruprerna CHS Ltd."

Reference : V.P.No.S3T/0014/13

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/6188, dtd.20/03/2013 & SRA revise LOI No. TMC/VPNO/300142013/20170304 dtd.17/03/2017, dtd.27/10/2021, 08/09/2022 & dtd.20/09/2024 shall be complied with.
2. This Revise 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 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)	3378.76
	a) As per ownership document (7/12, CTS extract, P.R. Card)	3378.76
	b) As per measurement sheet	3378.76
	c) As per site	3378.76
2.	Deduction for	
	a) Area under Existing Road	105.05
	b) Area not in Possession	9.63
	(Total a + b)	114.68
3.	Balance area of plot (1-2)	3264.08
4.	Amenity Space (if applicable)	
	a) Required	---
	b) Adjustment of 2(b), if any,	---
	c) Balance Proposed (Constructed Amenity)	---
5.	Net Plot Area for density calculation	3264.08
6.	Recreational Open Space (if applicable)	
	a) Required -	---
	b) Proposed -	---
7.	Addition for FSI purpose	
	a) Area under Existing Road	105.05
	b) Any D.P. Reservation Area	---
	c) (Total a + b)	---
8.	Total Plot Area/Slum Occupied Area for FSI purpose	3369.13
9.	Minimum FSI to be attained as per Clause 14.7.8.iv) of UDCPR 2020	4.00 or Restricted to Sanctioned FSI & Basic FSI 1.10
10.	Proposed Rehab Built UP Area	7205.89
11.	Built up area of common passages, Staircases and Amenities etc.	2439.54
12.	Rehab Component (10+11)	9645.43
13.	Incentive FSI	1:1.75
14.	Sale Component/Sale FSI/BUA Permissible (12 x 13)	16879.50
15.	Sale Area permissible on Non-Slum Plot (i.e. 105.05 Sq.mt. X 1.10)	115.55
16.	Total Sale BUA permissible (14+15)	16995.05
17.	Total BUA sanctioned in the Scheme (10+16)	24200.94
18.	Total FSI sanction for the scheme (17 ÷ 8)	7.18
19.	Sale BUA Proposed in the Scheme	10687.23
20.	Total BUA Proposed in the Scheme (10 + 19)	17893.12
21.	Balance BUA/TDR Permissible (17-20)	6307.82

22.	Total FSI Consumed in Situ(20/8)	5.31
23.	Ancillary BUA in the Scheme	6525.02
24.	No. of Slum Dwellers to be Accommodated	Resi. - 198 Nos. Comm. - 16 Nos. R/C - 01 No.
25.	No. of PAP Tenements Generated in the Scheme	06 Nos.
26.	Amenities : • Balwadi • Welfare Center • Society Office • W.E. Center • Library	01 No. 01 No. 03 Nos. 01 No. 01 No.

5. All the conditions mentioned in the previous LOI & IOA shall be complied with at appropriate stage.
6. That the work completion & Stability Certificate for Mechanical Parking Tower from service provider company shall be submitted before OCC of Mechanical Parking Tower / 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 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.25/03/2025)

Copy to:

1. Dy.Collector and Competent Authority (1), MMRSRA, Thane.
2. Municipal Commissioner, TMC, Thane.
3. Asstt. Commissioner, Wagle Prabhag Samitee, TMC, Thane.
- ✓ 4. I.T. Section (MMR SRA) to publish this LOI on MMR SRA website



Baum
11.4.2025

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.25/03/2025)