

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

No. : TMC/TDD/3850

Date : **16 APR 2025**

1. **Architect** : Shri. Nilesh D. Sawant (Architect)  
M/s. Nexstep Construction Pvt.Ltd.  
Ashar Bellezza 'A' Wing-303, 3<sup>rd</sup> floor  
Road No.16, Wagale Estate  
Thane (West) - 400 604.
2. **Developer** : M/s. East India Earth Movers Pvt. Ltd.  
Samrin House, PlotNo.221,Road No.16,  
Wagale Estate Thane (w)
3. **Society** : "Dr. Bhimrao Ambedkar CHS.Ltd."

**Subject:** **Revised LOI** for the S. R. Scheme on Plot No.165,  
Creek Road, Mouje- Chendani, Thane (West).

**Reference:** V.P. No. S02/0069/10

**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/3850 dtd. 17/11/2008 shall be complied with.
2. The conditions mentioned in the Revise LOI issued by the Slum Rehabilitation Authority under No. TMC/TDD/3850 dtd. 15/02/2016 & dtd.25/03/2022 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 flats etc. the parameters shall be got revised from time to time.



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

<b>Sr. No.</b>	<b>Description</b>	<b>Parameters as per proposed amendments</b>
1	Area of the plot	4249.00
2	Deduction for	
	a. Plot to be handed over to TMC in lieu of old MRTS Reservation	958.74
	b. Setback area under 24.00 Mtrs. wide D.P Road	255.08
	c. Parking and Vehicle Depot Reservation	47.02
	d. Water front Development	390.50
3	Total (a+b+c+d)	1651.34
4	Net area of plot for density calculation	2597.66
5	Add for	
	a) Plot to be handed over to TMC in lieu of old MRTS Reservation	958.74
	b) Setback area under 24.00 Mtrs. wide D.P Road	255.08
	c) Parking and Vehicle Depot Reservation	47.02
	d) Water front Development	390.50
	Total (a+b+c+d)	1651.34
6	Total Area for FSI Calculation ( 4+6)	4249.00
7	Floor Space Index Permissible	4.00
8	Total BUA Permissible (7 x 8)	16996.00
9	FSI permissible in situ as per DCR 1991 (i.e. 0.75 on gross plot area)	0.75
10	Total BUA permissible in situ	3186.75
11	Rehab BUA Proposed	2968.50
12	BUA of Passage & Amenity structures	1073.33
13	Rehabilitation Component (12+13)	4041.83
14	Incentive FSI	1:1.25
15	Sale Component/Sale FSI/BUA Permissible (14 X 15)	5052.29
16	Total BUA approved for the Scheme (11+16)	8020.79
17	Total FSI sanctioned for the scheme. (17/10)	1.89
18	Sale BUA permissible in-situ (11-12)	218.25
19	Sale BUA proposed in-situ	217.23
20	Total BUA proposed to be consumed in-situ	3185.73
21	FSI consumed in situ	0.75

22	Spill over TDR, if any (17-21)	4835.06
23	No. of slum dwellers to be accommodated	Res. – 102 Nos.
24	No. of PAP tenements provided in the Scheme	Nil
25	Reservation to be handed over to TMC at free of cost	Open Plot 958.74 Sq.Mtrs. Parking & Vehicle Depot 47.02 Sq.mtrs. Water Front Development 390.50 Sq.mtrs.
26	Amenities <ul style="list-style-type: none"> <li>Balwadi</li> <li>Welfare Centre</li> <li>Society Office</li> </ul>	01 No. 01 No. 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 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 Revised LOI.

Yours faithfully,

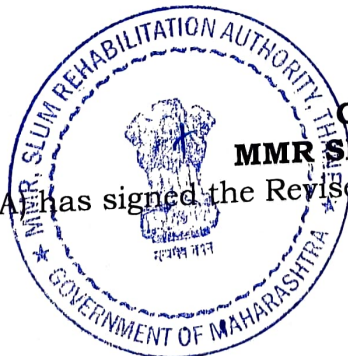
*Sd/-*

**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.04/04/2025)

**Copy to:**

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



*Daunfun*  
16.4.2025

**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.04/04/2025)