



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

No.:MMRSRA/ENG/027/SEC 2/STGOVT/LOI

Date : **11 JUN 2025**

1. **Licensed Surveyor** : M/s. Arcvishan Infratech Ltd.
Shri Naresh Patil
46/2263, Suprabhat CHSL, Gandhi Nagar,
Near MHADA office, Bandra (W),
Mumbai 400 051.
2. **Developer** : M/s. Vastushilp Builders
Sharda Society, Manisha Nagar Gate No.2,
Old Mumbai Pune Road,
Kalwa (W), Thane 400605.
3. **Society** : "Satya Ballaleshwar CHS (Prop.)"

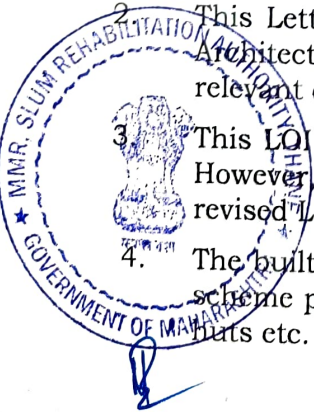
Subject : **Revised LOI** for the S. R. Scheme on Plot bearing T.P.S.No.1, Final Plot No.334(pt) at Village-Panchpakhadi, Thane(W) for "Satya Ballaleshwar CHS (Prop)"

Reference: MMRSRA/ENG/027/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/027/SEC-2/STGOVT/LOI Dated 22/05/2024 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 31/07/2019 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 flats 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)	1218.74
a)	As per ownership document (7/12, CTS extract, P.R. Card)	2327.11
b)	As per measurement sheet	1218.74
c)	As per site	1218.74
2.	Deduction for	
a)	Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	381.61
b)	Any D.P. Reservation Area	Nil
	(Total a + b)	381.61
3.	Balance area of plot (1-2)	837.13
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	837.13
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	381.61
b)	Any D.P. Reservation Area	Nil
c)	(Total a + b)	381.61
8.	Total Plot Area/Slum Occupied Area for FSI purpose	1218.74
9.	Minimum FSI to be attained as per Clause 14.7.8.iv) of UDCPR-2020	4.00 or Restricted to Sanctioned FSI
10.	Proposed Rehab Built UP Area	2250.37
11.	Built up area of common passages, Staircases and Amenities etc.	1581.98
12.	Rehab Component (10+11)	3832.35
13.	Incentive FSI	1:1.50
14.	Sale Component/Sale FSI/BUA Permissible	5748.53
15.	Ancillary BUA in the Scheme	----

11 JUN 2025

16.	Total BUA sanctioned in the Scheme (10+14)	7998.90
17.	Total FSI sanction for the scheme (16 ÷ 8)	6.56
18.	Sale BUA Proposed in the Scheme	5520.38
19.	Total BUA Proposed in the Scheme (10 + 18)	7770.15
20.	Balance BUA/TDR Permissible (16-19)	228.15
21.	Total FSI Consumed in Situ (19/8)	6.38
22.	No. of Slum Dwellers to be Accommodated	Resi.- 67 Nos.
23.	No. of PAP Tenements Generated in the Scheme	Nil
24.	Amenities : • Balwadi • Welfare Hall • Society Office • Fitness Centre • Library	01 No. 01 No. 01 No. 01 No. 01 No.

5. The NOC from CFO of TMC for Composite Bldg. shall be insisted before Plinth CC of Composite Bldg.

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,

Sd/-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dtd.08/05/2025)

Copy to:

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



[Signature]
11.6.2025

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dtd.08/05/2025)