



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

No.: SRA/ENG/001/SEC-2/PVT/LOI

Date : 05 JUN 2025

1. **Architect** : Shri. Nilesh D. Sawant  
M/s. Nexstep Consultant  
Ashar Bellezza 'A' Wing-303, 3<sup>rd</sup> floor  
Road No.16, Wagle Estate  
Thane (West) - 400 604.
2. **Developer** : M/s. Ashwamedh Corporation  
White Rose Building, Final Plot No.134,  
2<sup>nd</sup> floor, Near L.I.C. Office, Hajuri Road,  
Wagale Estate, Thane (West) - 400 604.
3. **Society** : "Shree Ashtavinayak SRA CHS LTD."

**Subject :** **Revise LOI** for the S. R. Scheme on plot bearing F.P.No 318 & 319 of T.P. Scheme-1, Village-Panchpakhadi, Thane (W) for "Shree Ashtavinayak SRA CHS (Ltd)".

**Reference:** SRA/ENG/001/SEC-2/PVT/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 **Revise Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/001/SEC-2/PVT/LOI, dtd.16/11/2022 & dtd.16/05/2023 shall be complied with.
2. This Revise Letter of Intent is issued on the basis of plot area certified by the Architect and as per Certificate of 3(C) dated 21/04/2016 and other relevant documents.

3. This Revise 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)	1018.10
a)	As per ownership document (7/12, CTS extract, P.R. Card)	1018.10
b)	As per measurement sheet	1018.10
c)	As per site	1018.10
2	Deduction for	
a)	Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	--
b)	Any D.P. Reservation Area	--
	(Total a + b)	--
3	Balance area of plot (1-2)	1018.10
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	1018.10
6	Recreational Open Space (if applicable)	
a)	Required -	--
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	1018.10
9	Minimum FSI to be attained as per Clause 14.7.8.iv) of UDCPR-2020	4.00 or more Restricted to Sanctioned FSI
10	Proposed Rehab Built UP Area	2207.93
11	Built up area of common passages, Staircases and Amenities etc.	1050.75
12	Rehab Component (10+11)	3258.68
13	Incentive FSI	1:1.50
14	Sale Component/Sale FSI/BUA Permissible	4888.02
15	Total BUA sanctioned in the Scheme (10+14)	7095.95

16	Total FSI sanction for the scheme (15 + 8)	6.97
17	Sale BUA Proposed in the Scheme	3377.31
18	Total BUA Proposed in the Scheme (10 + 17)	5585.24
19	Balance BUA/TDR Permissible (15-18)	1510.71
20	Total FSI Consumed in Situ	5.49
21	No. of Slum Dwellers to be Accommodated	Resi. - 66 Nos.
22	No. of PAP Tenements Generated in the Scheme	PAP - Nil
23	Ancillary BUA in the Scheme	2051.75
24	Amenities : • Balwadi • Welfare Hall • Society Office • Gymnasium • Library	01 No. 01 No. 01 No. 01 No. 01 No.

5. The Revised CFO NOC from TMC for Composite Building shall be insisted before OCC of Rehab Wing.

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 No. 14.7 of UDCPR-2020 in the office of the undersigned within 180 days from receipt of this LOI.

Yours faithfully,

*Sdr*

**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.22/05/2025)

**Copy to:**

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



*Ramph*  
05/6/2025

**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.22/05/2025)