

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

No.:SRA/ENG/020/SEC-2/STGOVT/LOI

Date : 17 OCT 2025

1. **Architect** : M/s. Makarand Toraskar & Associates
702/A,B,C, WIFI Park IT Premises
CHS Ltd.Above Hotel Satkar Grande,
Near Mulund Check Naka,
Wagle Ind. Estate, Thane - 400604.
2. **Developer** : M/s. Siddhivinayak Constructions
S-2, Near Shiv Sena Shakha,
Mental Hospital Road, Parabwadi,
Panchpakhadi, Thane (W)-4000604.
3. **Society** : "Maharashtra Darshan CHS Ltd."

Subject: **Revised Letter of Intent (LOI)** for the S. R. Scheme on plot bearing S. No. 501, Shelarpada of Village Panchpakhadi, Thane (W).

Reference: SRA/ENG/020/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.SRA/ENG/020/SEC-2/STGOVT/LOI, Dtd.16/03/2020, dtd.16/06/2022 & dtd.20/08/2023 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 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 units 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)	3100.00
	a) As per ownership document (7/12 extract)	3100.00
	b) As measurement sheet	3100.00
	c) As per site	3100.00
2.	Deduction for	
	a) Prop. D.P./D.P. Road Widening Area / Service Road/Highway Widening	---
	b) Any D.P. Reservation Area	---
	c) Total of (a + b)	---
3.	Balance area of plot (1-2c)	3100.00
4.	Amenity Space (If Applicable)	---
	a) Required	---
	b) Adjustment of 2(b), if any-	---
	c) Balance Proposed	---
5.	Net plot area (3-4c)	3100.00
6.	Recreational Open Space (If Applicable)	
	a) Required	---
	b) Proposed	---
7.	Addition for FSI Purpose	---
	a) Prop. D.P./D.P. Road Widening Area/Service Road / Highway Widening	---
	b) Any D.P. Reservation Area	---
	c) Total (a+b)	---
8.	Total Area for FSI Purpose (5+7c)	3100.00
9.	Total Plot area / Slum Occupied Area for FSI Purpose	3100.00
10.	Mini. FSI to be Attained as per Clause 14.7.8 (iv)	4.00 OR Restricted to Sanctioned FSI
11.	Proposed Rehab BUA Area	6840.33
12.	BUA of Common Pass., Stair & Amenities etc.	2801.68
13.	Rehab Component (11+12)	9642.02
14.	Incentive FSI	1:1.75
15.	Sale Component / Sale FSI / Sale BUA Perm. (13 x 14)	16873.54

16.	Total BUA Sanctioned in the Scheme (11+15)	23713.88
17.	Total FSI Sanction for the Scheme (16/9)	7.65
18.	Sale BUA Prop. in the Scheme	8926.00
19.	Total BUA Prop. in the Scheme (11+18)	15766.34
20.	Balance BUA / TDR Permissible (16-19)	7947.54
21.	Total FSI Consumed in - Situ (19/9)	5.08
22.	Ancillary BUA in the Scheme	5362.83
23.	No of Slum Dwellers to be Accommodated	Resi. - 82 Nos. Religious Structure-01 No.
24.	No of Resi. PAP Tenements Generated in the Scheme	Resi. -120 Nos.
25.	Amenities	
	a) Balwadi	01 No.
	b) Dispensary	01 No.
	c) Library	01 No.
	d) Society Office	02 Nos.
	e) Fitness Centre	01 No.

5. That the rehabilitation component of scheme shall include.

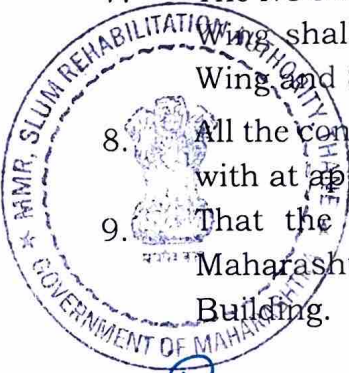
- 82 Nos. of Rehab Residential Tenements.
- 01 No. of Religious Structure
- 120 Nos. of Residential PAP Tenements.
- 01 No. of Balwadi.
- 01 No. of Dispensary.
- 02 Nos. of Society Office.
- 01 No. of Fitness Center.
- 01 No. of Library.

6. The Developer shall comply with the conditions mentioned in Govt. Notification dated 28/06/2017 and dtd.18/01/2019 for MOEF as applicable before granting further CC to Composite Building.

7. The NOC from CFO of TMC for Composite Building Rehab Wing and Sale Wing shall be insisted before Plinth CC of Composite Building Rehab Wing and Sale Wing respectively.

8. All the conditions mentioned in the previous LOI & IOA shall be complied with at appropriate stages.

9. That the Developer shall submitted PRC in the name of Govt. of Maharashtra before grating further CC to Sale Wing of Composite 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 Regulations of 14.7 of UDCPR 2020 in the office of the undersigned within 180 days from receipt of this revise LOI.

Yours faithfully,

Sd/-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.14/10/2025)

Copy to:

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



[Signature]
17/10/2025

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.14/10/2025)