



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

No.: SRA/ENG/005 & 006/SEC-4/STGOVT&PVT/LOI

Date : 08 JAN 2026

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. Jagdale Infrastructure Pvt. Ltd.  
Ground Floor, Tamanna CHS,  
Yashodhan Nagar, Thane (W)-400 606.
3. **Society** : "Chiragnagar SRA Co.Op. Hsg. Soc. Federation (Prop.)".  
"Laxminagar SRA Co.Op.Hsg. Soc. Federation (Prop.)".

**Subject :** **Revise LOI** for the S. R. Scheme on Plot bearing S. No. 502/A, 67 (pt), 83/1 (pt), 83/3/C (pt), 83/4, 84/1 to 7,118/2(pt), 119/A/2(pt), 120/2 (pt), & 121(pt) Chirag Nagar, Village-Panchpakhadi, Thane (w) for "Chiragnagar SRA Co. Op. Hsg. Soc. Federation (Prop.)". & Laxminagar SRA Co. Op. Hsg. Soc. Federation (Prop.)".

**Reference:** SRA/ENG/005 & 006/SEC-4/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 **Revise Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/005 & 006/SEC-4/STGOVT/LOI Dated 07/12/2022 & Revised LOI dtd.21/06/2024 & 27/11/2025 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 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 revise LOI will remain valid till validity of IOA/CC.

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 revise 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.	
		SLUM	NON SLUM
1	Area of Plot (Minimum Area Of to be Considered)	57115.60	
	a) Area of Plot (Minimum Area Of to be Considered)	53545.80	3569.80
	b) As Per Measurement Sheet	----	----
	c) As Per Site	53545.80	3569.80
2	Deductions For	----	----
	a) Proposed 15.00 Mtr. Wide D.P. Road	1136.66	----
	b) Area under Market Reservation (1287.82 X25%)/4 Sq. Mtr.On Slum )	80.49	----
	c) Area under School Reservation (1132.18 Sq.mtr.)/4 Sq.Mtr.	283.05	----
	d) Area under Library & Welfare Reservation (397.97 x 25%) / 4 sq. mt. (602.18 x 50% = 301.09 Sq. mt.) as per A.R. policy	24.87	301.09
	e) Area Under Garden Reservation (1051.17 x 35%)	367.91	----
	f) Existing Road	----	----
	g) Right Of Access For Raymond Ltd.	632.50	----
	h) 12.00 mt wide Proposed Road	422.52	----
	Total of ( a + b + c + d + e + f + g+h)	2948.00	301.09
3	Balance Area Of Plot (1-2) (Actual net plot area)	50597.80	3268.71
	Total Plot Area	53866.51	
4	Plot Area for AMENITY SPACE 5% ( If Applicable)	50597.80	3268.71
	a) REQUIRED - (Construction Amenity) Area X 5% x 25%	632.47	40.86
	b) Total Area	673.33	
	c) ADJUSTMENT OF 2(B), IF ANY-	----	----
	d) Balance Proposed (Construction Amenity)	698.29	
5	a) Net Plot Area (3-4)	49965.33	3227.85
	b) Net Plot Area for Density Calculation	49965.33	----
6	RECREATIONAL OPEN SPACE (If Applicable )	----	
	a) Required 8%	4255.45	
	b) Proposed Ground & Podium R.G.	7730.72	
7	Addition For FSI Purpose		
	2a) Proposed 15 Mtr. Wide D.P. Road	1136.66	----
	2b) Area Under Market Reservation	80.49	----
	2c) Area Under School Reservation	283.05	----
	2d) Area Under Library & Welfare Reservation	24.87	301.09
	2e) Area Under Garden Reservation	367.91	----
	2f) Existing Road	----	----
	2g) Right Of Access (For Raymond Ltd.)	632.50	----
	2h) 12 mtrs. wide proposed Road	422.52	----
	4a) Construction Amenity	632.47	40.86
	Total of ( a + b + c + d + e + f + g+h + i)	3580.47	341.95

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8	Total Plot Area/ Slum Occupied Area For FSI Purpose (3+7)	53545.80	3569.80
9	Mini. FSI to be Attained as per Clause 14.7.8 (iv) Of Udcpr-2020	4.00 or Restricted to Sanctioned FSI	1.10
10	Proposed Rehab BUA Area	91074.42	----
11	BUA Of Common Pass., Stair & Amenity	41848.28	----
12	Rehab Component / Sale FSI / Sale BUA Perm.	132922.70	----
13	Incentive FSI	1 : 2.50	1.10
14	Sale Component / Sale FSI / Sale BUA Perm.	322306.75	3926.78
15	Total BUA Sectioned In The Scheme (10+14)	423381.17	3926.78
16	Total BUA Permissible In The Scheme	427307.95	
17	Total FSI Sanction For The Scheme (15/8)	7.90	1.10
18	Sale BUA Proposed In The Scheme	258949.39	
19	Total BUA Proposed In The Scheme (10+18)	350023.81	
20	Balance BUA / TDR Permissible (16-19)	77284.13	
21	Total FSI Consumed In - Situ (19/8)	6.46	1.10
22	No. Of Slum Dwellers To Be Accommodated	Comm. 27 Nos. R & C - 05 Nos. Rehab - 1533 Nos.	
23	No. of Pap Tenements Generated In The Scheme	1099 Nos.	
24	Ancillary BUA in the Scheme	156585.66	
25	Proposed BUA of inclusive Housing units/ service quarter free of FSI.	5347.68	
26	Amenities		
	a) Balwadi	11 Nos.	
	b) Welfare Centre	11 Nos.	
	c) Library	11 Nos.	
	d) Dispensary	11 Nos.	
	e) Society Office	27 Nos.	
	f) Gym	11 Nos.	
	g) Community Hall	01 No.	

5. The NOC from CFO of TMC for Rehab Bldg. R1 to R6, Sale Bldg. S1 & Sale Comm. Bldg. shall be insisted before grating Further C.C to respective Buildings in layout under reference.

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 Revise LOI.

Yours faithfully,

*sdt*

**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.02/01/2026)

*[Handwritten signature]*

**Copy to:**

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



*[Handwritten signature]*

*21/1/2026*

**Chief Executive Officer  
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.02/01/2026)