



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY

(excluding the Brihan-Mumbai Municipal Corporation Area)

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

Date : 27 NOV 2025

1. **Architect** : Shri. Nilesh D. Sawant
M/s. Nexstep Consultant
Ashar Bellezza 'A' Wing-303, 3rd 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

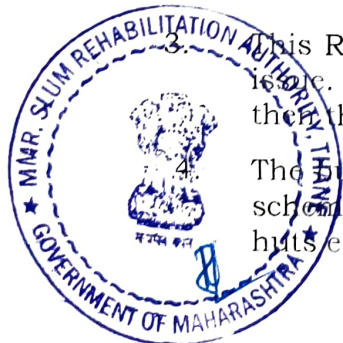
Gentleman,

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 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.

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.

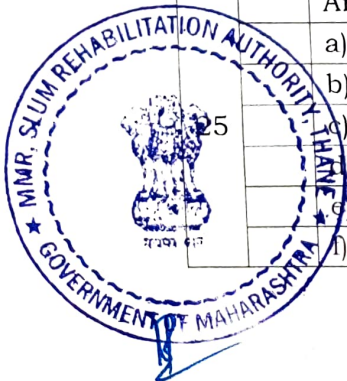


The salient features of the scheme are as under:

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.	8043.76	
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	----

SRA/ENG/005 & 006/SEC-4/STGOVT & PVT/LOI

	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
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	91283.42	----
11		BUA Of Common Pass., Stair & Amenity	39347.82	----
12		Rehab Component / Sale FSI / Sale BUA Perm.	130631.24	----
13		Incentive FSI	1 : 2.50	1.10
14		Sale Component / Sale FSI / Sale BUA Perm.	326578.10	3926.78
15		Total BUA Sectioned In The Scheme (10+14)	417861.52	3926.78
16		Total BUA Permissible In The Scheme	421788.30	
17		Total FSI Sanction For The Scheme (15/8)	7.80	1.10
18		Sale BUA Proposed In The Scheme	260116.88	
19		Total BUA Proposed In The Scheme (10+18)	351400.30	
20		Balance BUA / TDR Permissible (16-19)	70388.00	
21		Total FSI Consumed In - Situ (19/8)	6.56	1.10
22		No. Of Slum Dwellers To Be Accommodated	Rehab -1533 Nos. Comm. - 27 Nos. R & C - 05 Nos.	
23		No. of Pap Tenements Generated In The Scheme	1098 Nos.	
24		Ancillary BUA in the Scheme	156646.30	
		Amenities		
	a)	Balwadi	11 Nos.	
	b)	Welfare Centre	11 Nos.	
	c)	Library	11 Nos.	
	d)	Society Office	27 Nos.	
	e)	Gym	11 Nos.	
	f)	Community Hall	01 No.	



5. **Details of land ownership:** As per 7/12 extract the owner of the plot is “Govt. of Maharashtra, Govt. of Maharashtra Mumbai Metropolitan Region Slum Rehabilitation Authority Thane & Private Land”
6. **Details to access:** The slum plot for the scheme is deriving by 15.00 Mtrs. wide D.P. Road, 12.00 Mtrs. wide Proposed D.P Road & Access Road widening shall be done before Occupation Certificate to Rehab Building R1 to R6.
7. **Details of D. P. Remarks:** As per D.P. Remarks (TMC), the plot under reference falls under Residential Zone and also affected by Market Reservation, Garden Reservation, Library and Welfare Center Reservation & Primary School Reservation.
8. That Developer shall get the entity of Shree Aai Ambabai CHS (Prop.) amalgamated in Laxminagar SRA Co. Op. Hsg. Soc. Federation before granting further C.C to Rehab Bldg.R1 to R6.
9. That the Developer/Society shall pay land premium on plot area admeasuring 3394.14 Sq. mtrs. at the rate of 25% as per Annual Schedule of Rates (ASR) as per Regulation No.14.7.6. xi) of UDCPR-2020.
10. The NOC from CFO of TMC for Rehab Bldg. R1 to R6, Sale Bldg. T-1 to T-5, School Bldg. & Sale Comm. Bldg. shall be insisted before granting Further C.C to respective Building in layout under reference.
11. That the MOEF NOC shall be submitted before granting C.C. above 20000.00 Sq.mtrs. Construction Area in the said S.R. Scheme.
12. That Developer shall submit Notarized Declaration of road set back of D.P. Road, if any, for handing over to TMC/Appropriate Authority free of cost, free of encumbrances by changing ownership in the name of TMC/Appropriate Authority before further C.C. of Rehab Building R1 to R6.
13. That the condition mentioned in Agreement of Deed for grant of right of way dtd.22/05/2024 between M/s. Jagadale Infrastructure Pvt. Ltd. & Raymond Ltd. Shall be binding upon both the parties.
14. That Developer shall submit Registered undertaking before further C.C. of Sale Building T-1 to T-5 stating there in that the said R.G. proposed on podium level will be developed and maintained properly.
15. That you shall handover the buildable/non-buildable reservation and/or built-up Amenity Structure to TMC and/or user department free of cost and separate P.R. Card with area mentioned in words for the buildable and non-buildable reservation if any, in the name of TMC/user department shall be submitted before obtaining Occupation Certificate for Sale Bldg.
16. That the rehabilitation component of scheme shall include.
 - a. 1533 Nos. of Rehab Residential Tenements.
 - b. 27 Nos. of Rehab Commercial Tenements
 - c. 1098 Nos. of Residential PAP Tenements.
 - d. 05 Nos. of Residential Cum Commercial Tenements.
 - e. 11 Nos. of Balwadi.

- f. 11 Nos. of Welfare Hall.
 - g. 27 Nos. of Society Office.
 - h. 11 Nos. of Gymnasium.
 - i. 11 Nos. of Library.
 - j. 01 No. of Community Hall
17. All the conditions mentioned in the previous LOI & IOA shall be complied with at appropriate stages.
18. That you shall submit NOC/Remarks from the concerned Electric Supply Co. for the location & size of sub-station before grating further C.C to Rehab Bldg.R1 to R6 and Sale Building T-1 to T-5.

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,

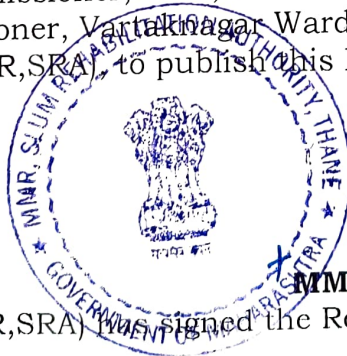
sd/r

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.11/11/2025)

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.



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27.11.2025

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.11/11/2025)