



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/011/Sec-3/STGOVT/LOI

Date : **26 FEB 2026**

- 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. Eeshan Enterprises.
Samrin House, Plot No. 221, Road No. 16,
Wagale Estate, Thane (W).
- 3. Society** : "Krantinagar Rahivashi Sangh (SRA) CHS LTD."

Subject: **Revised LOI** for Proposed S. R. Scheme on Plot bearing T.P.S.1, F.P.No. 134 (Pt), Near LIC office, Hajuri Road, Wagle Estate, Village - Naupada, Thane (w) for "Krantinagar Rahivashi Sangh (SRA) CHS LTD."

Reference: SRA/ENG/011/Sec-3/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/011/Sec-3/STGOVT/LOI dtd.01/12/2018 shall be complied with.
2. That all conditions mentioned in Revise Letter of Intent issued under No. SRA/ENG/011/Sec-3/STGOVT/LOI dtd.23/03/2021 & dtd.30/09/2022 shall be complied with.
3. This 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.
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 huts 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 <i>(Minimum area of a,b,c to be considered)</i>	2125.50
	a) As per ownership document (7/12, CTS extract, P.R. Card)	2572.26
	b) As per measurement sheet	2125.50
	c) As per site	2125.50
2.	Deductions for	
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	65.00
	b) Any D.P. Reservation Area	161.00
	(Total a + b)	226.00
3.	Balance area of plot (1-2)	1899.50
4.	Amenity Space (if applicable)	
	a) Required – (I to R Amenity)	94.97
	b) Adjustment of 2(b), if any,	--
	c) Balance Proposed (Constructed Amenity)	100.16
5.	Net Plot Area for density calculation	1899.50
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	65.00
	b) Any D.P. Reservation Area	161.00
	c) (Total a + b)	226.00
8.	Total Plot Area/Slum Occupied Area for FSI purpose	2125.50
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	3080.53
11.	Built up area of common passages, Staircases and Amenities etc.	1848.06
12.	Rehab Component (10+11)	4928.59
13.	Incentive FSI	1:1.75
14.	Sale Component/Sale FSI/BUA Permissible (1.35)	8625.03
15.	Total BUA sanctioned in the Scheme (10+14)	11705.56
16.	Total FSI sanction for the scheme (16 ÷ 8)	5.51

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17.	Sale BUA Proposed in the Scheme	8277.89
18.	Total BUA Proposed in the Scheme(10 + 17)	11358.42
19.	Balance BUA/TDR Permissible (16-19)	347.14
20.	Total FSI Consumed in Situ	5.34
21.	No. of Slum Dwellers to be Accommodated	Resi.- 37 Nos. R/C - 01 Nos. Com.-16 Nos.
22.	No. of PAP Tenements Generated in the Scheme	PAP - 42 Nos.
23.	Ancillary BUA in the Scheme	5200.47
24.	Amenities : • Balwadi • Welfare Hall • Society Office • Gymnasim • Library	01 No. 01 No. 01 No. 01 No. 01 No.

5. All the conditions mentioned in the previous LOI & IOA shall be complied with before issue of Final OCC of Sale Building B2.

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 Regulation 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.18/02/2026)

Copy to:

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

[Signature]
26/02/2026
Chief Executive Officer

MMR Slum Rehabilitation Authority

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.18/02/2026)