



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

No.TMC/TDD/530

Date: 01 APR 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. Mahakali Developers
Shop No. 9, Kalika Tower, Kolbad Road,
Near Pratap Cinema, Thane (w) 400601
3. **Society** : "Shivanjali CHS LTD."

Subject : Revised LOI for the S.R, scheme on plot bearing F.P. No.366, T.P. Scheme No.1, Village Panchpakhadi, Almeda Road, Thane for "Shivanjali CHS Ltd."

Reference : V.P.No.2006/137

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue Revised **Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Revised Letter of Intent issued under No.TMC/TDD/2006/137/LOI Dtd.12/02/2016, dtd.15/07/2019, dtd.12/03/2021 & dtd.22/09/2025 shall be complied with.
2. 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.
3. This 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 following scheme parameters. In the event of change in area of plot, nos. of eligible flats etc., the parameter 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	8839.29
2.	Deductions for	
	a) Vacant plot	2417.78
	b) Area under Nalla	61.57
	(Total a + b)	2479.35
3.	Balance area of plot (1-2)	6359.94
4.	Amenity Space (if applicable)	
	a) Required (constructed amenity)	---
	b) Adjustment of 2(b), if any, (constructed amenity)	---
	c) Balance Proposed - School Reservation [(500 X 0.80) + 80% Ancillary + 20% Admin]/4.00 = 200.00	200.00
5.	Net Plot Area for density calculation (3-4c)	6159.94
6.	Recreational Open Space (if applicable)	---
	a) Required -	492.79
	b) Proposed -	305.34
7.	Addition for FSI purpose	---
	a) School Reservation (MAP)	200.00
8.	Total Plot Area/Slum Occupied Area for FSI purpose (5 + 7a)	6359.94
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	10289.24
11.	Built up area of common passages, Staircases and Amenities etc.	2377.40
12.	Rehab Component (10+11)	12666.64
13.	Incentive FSI	1:1.75
14.	Sale Component/Sale FSI/BUA Permissible	22166.62
15.	Total BUA sanctioned in the Scheme (10+14)	32455.86
16.	Total FSI sanction for the scheme (15 ÷ 8)	5.10
17.	Sale BUA Proposed in the Scheme	11532.93
18.	Total BUA Proposed in the Scheme (17 + 10)	21822.17
19.	Balance BUA/TDR Permissible (15-18)	10633.69
20.	Total FSI Consumed in Situ	3.43
21.	Ancillary BUA in the Scheme	7081.05
22.	No. of Slum Dwellers to be Accommodated	Resi.- 206 Nos. Comm.- 03 Nos.

23.	No. of PAP Tenements Generated in the Scheme	PAP 27Nos.
24.	Amenities : <ul style="list-style-type: none"> • Balwadi • Welfare Hall • Society Office • Gymnasium • Library • Community Hall 	02 Nos. 02 Nos. 03 Nos. 02 Nos. 02 Nos. 01 No.
25.	Primary School Reservation	6053.51

5. That the Architect/Developer should hand over the 27 Nos. of PAP Tenements proposed in Rehab Building B4 within 30 days after OCC of Rehab Building B4.
6. That you shall submit Revise NOC from MOEF before granting OCC of Sale Bldgs.

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,

sdt

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dtd.22/01/2026)

Copy to:

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



**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dtd.22/01/2026)

14/2026