

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

No.: MMRSRA/ENG/026/SEC-1/PVT/LOI

Date : 20 MAR 2026

- 1. Architect** : Shri. Jitendra Mukadam
M/s. Godbole Mukadam & Associates
2, Gr. Floor, Nakshatra Heritage,
Brahmin Society, Naupada,
Thane (W)-400602.
- 2. Developer** : M/s. Neelkanth Enterprises
Gala No.1, Bhaskar Tower,
Koprigaon, Thane(E)-400603.
- 3. Society** : "Vishnu Manjula Thanekar (MMR SRA) CHS Ltd."

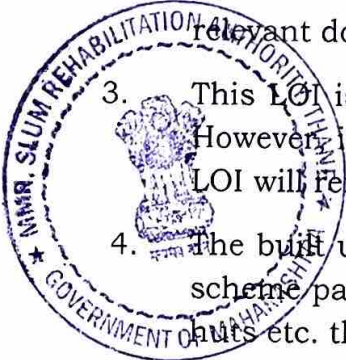
Subject : **Revised LOI** for the S. R. Scheme on Plot bearing CTS No. 2014B at Village-Kopari, Thane(E) "Vishnu Manjula Thanekar (MMR SRA) CHS Ltd."

Reference: MMRSRA/ENG/026/SEC-1/PVT/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. MMRSRA/ENG/026/SEC-1/PVT/LOI Dated 09/07/2025 shall be complied with.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and as per Certificate of 3(C) dated 18/01/2022 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 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	Scheme parameters as per UDCPR- 2020. Area in Sq.Mtrs.
1	Area of Plot (Minimum area of a,b,c to be considered)	3361.00
	a) As per ownership document (G.I, Survey)	3361.00
	b) As per measurement sheet	3362.94
	c) As per site	3362.94
2	Deduction for	
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	91.88
	b) Any D.P. Reservation Area	102.54
	c) (Total a + b)	194.42
3	Balance area of plot (1-2)	3166.58
4	Amenity Space (if applicable)	
	a) Required	Nil
	b) Adjustment of 2(b), if any,	Nil
	c) Balance Proposed (Constructed Amenity)	Nil
5	Net Plot Area for density calculation	3166.58
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	91.88
	b) Any D.P. Reservation Area	102.54
	c) (Total a + b)	194.42
8	Total Plot Area/Slum Occupied Area for FSI purpose	3361.00
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	5107.55
11	Built up area of common passages, Staircases and Amenities etc.	2399.64
12	Rehab Component (10+11)	7507.19
13	Incentive FSI	1:1.75
14	Sale Component/Sale FSI/BUA Permissible	13137.58
15	Total BUA sanctioned in the Scheme (10+14)	18245.13
16	Total FSI sanction for the scheme (15 ÷ 8)	5.43

17	Sale BUA Proposed in the Scheme	12191.70
18	Total BUA Proposed in the Scheme (10+17)	17299.25
19	Balance BUA/TDR Permissible (15-18)	945.88
20	Total FSI Consumed in Situ (18 ÷ 8)	5.14
21	Ancillary proposed in Scheme	7356.83
22	No. of Slum Dwellers to be Accommodated	Resi.- 154 Nos.
23	No. of PAP Tenements Generated in the Scheme	PAP - 04 Nos.
24	Amenities : <ul style="list-style-type: none"> • Balwadi • Welfare Hall • Society Office • Fitness Centre • Dispensary 	01 No. 01 No. 02 Nos. 01 No. 01 No.

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 Revised LOI.

Yours faithfully,

Sd/-

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.18/03/2026)

Copy to:

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



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20/3/2026

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.18/03/2026)