

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

No.: MMRSRA/ENG/029/SEC-4/MHADA/LOI

Date : **18 MAR 2026**

- 1. Architect** : M/s. S. S. Associates.
1103, 11th floor, Opal Square, Near MIDC,
Wagle Estate, Thane (W)-400604.
- 2. Developer** : M/s. Yash Infra
Ground Floor, Veer Heights,
Near Sadhana Heights, Louiswadi,
Thane (W)-400604.
- 3. Society** : "Ramesh Shelke Chawl SRA CHS (Prop.)"

Subject : **Revised LOI** for the S. R. Scheme on plot bearing S.No.200(pt) & S.No.201/1(pt) of Village-Majiwade, Thane (W) for "Ramesh Shelke Chawl SRA CHS (Prop.)".

Reference: MMRSRA/ENG/029/SEC-4/MHADA/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/029/SEC-4/MHADA/LOI Dated 27/11/2024 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 10/10/2023 and other relevant documents.

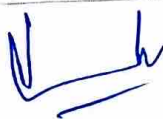
3. This LOI is valid for the period of 6 (six) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this revised LOI will remain valid till validity of IOA/CC.

4. The built up area for sale and rehabilitation shall be as per 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. | Description | Scheme parameters as per UDCPR-2020 (Area in Sq.mtrs.) |
|----------------|--|---|
| 1. | Area of Plot (Minimum area of a,b,c to be considered) | 2242.98 |
| | a) As per ownership document (7/12, CTS extract) | 25430.00 |
| | b) As per measurement sheet | 2242.98 |
| | c) As per site | 2242.98 |
| 2. | Deductions for : | |
| | a) Proposed 12.20 Mtrs. wide T.P. Road | --- |
| | b) Any D.P. Reservation Area | --- |
| | (Total a + b) | --- |
| 3. | Balance area of plot (1-2) | 2242.98 |
| 4. | 5% Amenity Space (if applicable) | --- |
| | a) Required - (Constructed Amenity) | --- |
| | b) Adjustment of 2(b), if any, | --- |
| | c) Balance Proposed- (Constructed Amenity) | --- |
| 5. | Net Plot Area | 2242.98 |
| 6. | Recreational Open Space (if applicable) | |
| | a) Required - (8%) | --- |
| | b) Proposed - | --- |
| 7. | Addition for FSI purpose : | |
| | a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening | --- |
| | b) Any D.P. Reservation Area | --- |
| | c) (Total a + b) | --- |
| 8. | Total Plot Area/Slum Occupied Area for FSI purpose | 2242.98 |
| 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 | 5078.18 |
| 11. | Built up area of common passages, Staircases and Amenities etc. | 4114.59 |
| 12. | Rehab Component (10+11) | 9192.77 |
| 13. | Incentive FSI | 1:1.60 |
| 14. | Sale Component/Sale FSI/BUA Permissible | 14708.43 |
| 15. | Total BUA sanctioned in the Scheme (10+14) | 19786.61 |
| 16. | Total FSI sanction for the scheme (15 ÷ 8) | 8.82 |



| | | |
|-----|--|------------------------------------|
| 17. | Sale BUA Proposed in the Scheme | 14194.50 |
| 18. | Total BUA Proposed in the Scheme (10+17) | 19272.68 |
| 19. | Balance BUA/TDR Permissible (15-18) | 513.93 |
| 20. | Total FSI Consumed in-situ (18 ÷ 8) | 8.59 |
| 21. | No. of Slum Dwellers to be Accommodated | Resi - 101 Nos. Comm. - 12 Nos. |
| 22. | No. of PAP Tenements Generated in the Scheme | 38 Nos. |
| 23. | Ancillary BUA in the Scheme | 8817.89 |
| 24. | Amenities : | |
| | • Balwadi | 01 No. |
| | • Society Office | 01 No. |
| | • Library | 01 No. |
| | • Gym | 01 No. |
| | • Dispensary | 01 No. |

5. That the Revised NOC from CFO of TMC for Composite Building shall be submitted before grating Further C.C to Composite Building.

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(4), MMR,SRA, Thane.
4. Asstt. Commissioner, Vartaknagar Ward Committee, TMC, Thane.
- ✓ 5. I.T. Section (MMR,SRA), to publish this LOI on MMR,SRA website.



Sd/-
18/3/2026

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

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