

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

No.:MMRSRA/ENG/016/SEC-2/STGOVT/LOI

Date : **21 AUG 2023**

- 1. Architect** : M/s. Makarand Toraskar & Associates
702/A,B,C, WIFI Park IT Premises
CHS Ltd.Above Hotel Satkar Grande,
Near Mulund Check Naka,
Wagle Ind. Estate, Thane - 400604.
- 2. Developer** : M/s. Siddhivinayak Constructions
S-2, Near Shiv Sena Shakha,
Mental Hospital Road, Parabwadi,
Panchpakhadi, Thane (W)-4000604.
- 3. Society** : Shree Pimpleshwar Mahadev Sahakari-Gruhnirman
Sanstha (Prop.)”

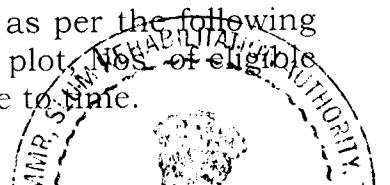
Subject : **Revised LOI** for the S. R. Scheme on Plot bearing T.P.S.
No.1, Final Plot No.335(pt) at Village-Panchpakhadi,
Thane(W) for “Shree Pimpleshwar Mahadev Sahakari-
Gruhnirman Sanstha (Prop.)”

Reference: MMRSRA/ENG/016/SEC-2/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 (Revised LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. MMRSRA/ENG/016/SEC-2/STGOVT/LOI, Dtd.16/06/2022 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 22/07/2019 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. | AREA STATEMENT | 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> | 1416.15 |
| | a) As per ownership document (G.I, Survey) | 1568.43 |
| | b) As per measurement sheet | 1416.15 |
| | c) As per site | 1416.15 |
| 2. | Deduction for | |
| | a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening | 824.66 |
| | b) Any D.P. Reservation Area | Nil |
| | (Total a + b) | 824.66 |
| 3. | Balance area of plot (1-2) | 591.49 |
| 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 | 591.49 |
| 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 | 824.66 |
| | b) Any D.P. Reservation Area | Nil |
| | c) (Total a + b) | 824.66 |
| 8. | Total Plot Area/Slum Occupied Area for FSI purpose | 1416.15 |
| 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 | 2036.72 |

| | | |
|-----|---|--|
| 11. | Built up area of common passages, Staircases and Amenities etc. | 908.03 |
| 12. | Rehab Component (10+11) | 2944.75 |
| 13. | Incentive FSI | 1:50 |
| 14. | Sale Component/Sale FSI/BUA Permissible | 4417.13 |
| 15. | Ancillary BUA in the Scheme | 1444.80 |
| 16. | Total BUA sanctioned in the Scheme (10+14) | 6453.85 |
| 17. | Total FSI sanction for the scheme (16 ÷ 8) | 4.56 |
| 18. | Sale BUA Proposed in the Scheme | 2374.19 |
| 19. | Total BUA Proposed in the Scheme (10 + 18) | 4410.91 |
| 20. | Balance BUA/TDR Permissible (16-19) | 2042.94 |
| 21. | Total FSI Consumed in Situ | 3.11 |
| 22. | No. of Slum Dwellers to be Accommodated | Resi.- 60 Nos. |
| 23. | No. of PAP Tenements Generated in the Scheme | Nil |
| 24. | Amenities : <ul style="list-style-type: none"> • Balwadi • Welfare Hall • Society Office • Fitness Centre • Library | 01 No. 01 No. 01 No. 01 No. 01 No. |

5. That the Developer/Society shall pay land premium on plot area admeasuring 1416.15 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.
6. The NOC from CFO of TMC for Composite Bldg. shall be insisted before Plinth CC of Composite Bldg.
7. That the Developer shall submitted the GBR of societies for accepting Permanent Alternate Accommodation in High Rise Composite Building before Plinth C.C. to the Composite Building.
8. The PRC in the name of Shree Pimpleshwar Mahadev Sahakari-Gruhnirman Sanstha (Prop.)” will be insisted before Final O.C.C. of Composite Building.
9. All the conditions mentioned in the previous LOI & IOA shall be complied with at appropriate stages.

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 LOI.

Yours faithfully,

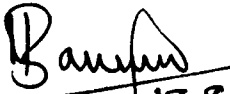
sdt

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.03/08/2023)

Copy to:

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


17.8.2023

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MMR Slum Rehabilitation Authority**

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