

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

No.: SRS/TMC/TDD/727

Date : **25 OCT 2023**

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. Heer Realty Ventures Pvt. Ltd.
Shop No.22, Sai Tirth Towers CHS.
Kopari, Thane (East).
3. **Society** : "Jai Bhavani CHS Ltd."

Subject: **Revised Letter of Intent (LOI)** for the S. R. Scheme on plot bearing S. No. 507(pt) of Village-Panchpakhadi at Pokharan Road No.2, Thane (W).

Reference: V.P.No. 2006/66

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. SRS/TMC/TDD/727 dtd.21/05/2005, dtd.07/12/2016, dtd.12/07/2022 & dtd.25/05/2023 shall be complied with.
2. This Revised 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 revised 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:

	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>	6921.90
	a) As per ownership document (7/12, CTS extract)	45400.00
	b) As per measurement sheet	6921.90
	c) As per site	6921.90
2.	Deductions for	
	a) Area under 40.00 m. wide D.P road	473.53
	b) Area under Reservation (Primary School)	133.35
	c) (Total a + b)	606.88
3.	Balance area of plot (1-2c)	6315.02
4.	Amenity Space (if applicable)	
	a) Required -	----
	b) Adjustment of 2(b), if any,	----
	c) Balance Proposed- (Constructed Amenity)	
5.	Net Plot Area	6315.02
6.	Recreational Open Space (if applicable)	
	a) Required -	505.20
	b) Proposed -	717.34
7.	Addition for FSI purpose	
	a) Area under 40.00 m. wide D.P road	473.53
	b) Area Reservation (Primary School)	133.35
	(Total a + b)	606.88
8.	Total Plot Area/Slum Occupied Area for FSI purpose	6921.90
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	10603.57
11.	Built up area of common passages, Staircases and Amenities etc.	4474.48
12.	Rehab Component (10+11)	15078.05
13.	Incentive FSI	1:2.00
14.	Sale Component/Sale FSI/BUA Permissible (12 x 13)	30156.10
15.	Total BUA sanctioned in the Scheme (10+14)	40759.67

16.	Total FSI sanction for the scheme (15 ÷ 8)	5.89
17.	Sale BUA Proposed in the Scheme	20616.02
18.	Total BUA Proposed in the Scheme (10 + 17)	31219.54
19.	Balance BUA/TDR Permissible (15-18)	9540.08
20.	Total FSI Consumed in Situ (18/8)	4.51
21.	No. of Slum Dwellers to be Accommodated	Resi.- 223 Nos. Comm.-10 Nos.
22.	No. of PAP Tenements Generated in the Scheme	PAP - 87 Nos.
23.	Ancillary BUA in the Scheme	16445.49
24.	Amenities :	
	• Balwadi	02 Nos.
	• Welfare Hall	02 Nos.
	• Society Office	04 Nos.
	• Gymnasium	02 Nos.
	• Library	02 Nos.
	• Community Hall	01 No.

- The PRC in the name of "Jai Bhavani CHS Ltd." for Rehab Plot and in the name of Developer for Sale Plot will be insisted before granting OCC to Sale Bldg.
- 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 revise LOI.

Yours faithfully,

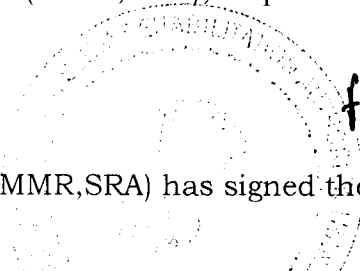
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**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.20/10/2023)

Copy to:

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



D. Damjan
25/10/2023

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revised LOI on dt.20/10/2023)