



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

No.: MMR,SRA/ENG/017/SEC-2/PVT/LOI

Date : **23 JAN 2024**

- 1. Architect** : Shri. Sachin Charpe
M/s. Right Angle Architect & Interior Designers
601, Dev Ashish CHs, Above Sai Mass Hotel,
Teen Hath Naka, Thane(W).
- 2. Developer** : M/s. Trimity Realty LLP
101, Umechha, Vishnu Nagar,
Naupada, Thane(W)-400602.
- 3. Society** : "Shree Sainath SRA CHS Ltd.

Subject : **Revise LOI** for the S. R. Scheme on Plot bearing TPS No.1, Final Plot No.325(pt) of Village- Panchpakhadi, Thane(W) for "Shree Sainath SRA CHS Ltd.

Reference: MMR,SRA/ENG/017/SEC-2/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 **Revise Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. MMR,SRA/ENG/017/SEC-2/PVT/LOI Dated 23/02/2022 and Revised LOI issued under No. MMR,SRA/ENG/017/SEC-2/PVT/LOI Dated 06/10/2022 shall be complied with.

This Revise 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.

This Revise 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 revise 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 revise from time to time.



MMR,SRA/ENG/017/SEC-2/PVT/LOI

Sr. No.	Description	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>	5131.74
	a) As per ownership document (7/12, CTS extract)	21358.34
	b) As per measurement sheet	5131.74
	c) As per site	--
2.	Deductions for :	
	a) Proposed 12.20 Mtrs. wide T.P. Road	870.33
	b) Any D.P. Reservation Area	--
	(Total a + b)	870.33
3.	Balance area of plot (1-2)	4261.41
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	4261.41
6.	Recreational Open Space (if applicable)	
	a) Required - (8%)	340.91
	b) Proposed -	658.37
7.	Addition for FSI purpose :	
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	870.33
	b) Any D.P. Reservation Area	---
	c) (Total a + b)	870.33
8.	Total Plot Area/Slum Occupied Area for FSI purpose	5131.74
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	9249.59
11.	Built up area of common passages, Staircases and Amenities etc.	4220.74
12.	Rehab Component (10+11)	13470.33
13.	Incentive FSI	1:2.00
14.	Sale Component/Sale FSI/BUA Permissible	26940.66
15.	Total BUA sanctioned in the Scheme(10+14)	36190.25
16.	Total FSI sanction for the scheme (15 ÷ 8)	7.05
17.	Sale BUA Proposed in the Scheme	26917.53

18.	Total BUA Proposed in the Scheme (10+17)	36167.12
19.	Balance BUA/TDR Permissible (15-18)	23.13
20.	Total FSI Consumed in-situ (18 ÷ 8)	7.05
21.	Ancillary BUA in the Scheme	16612.61
22.	No. of Slum Dwellers to be Accommodated	Resi - 137 Nos. Comm. - 06 Nos. R/C - 01 No.
23.	No. of PAP Tenements Generated in the Scheme	137 Nos.
24.	Amenities :	
	• Balwadi	02 Nos.
	• Welfare Center	02 Nos.
	• Society Office	03 Nos.
	• Library	02 Nos.
	• Gym	02 Nos.
	• Community Hall	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 Revise LOI.

Yours faithfully,

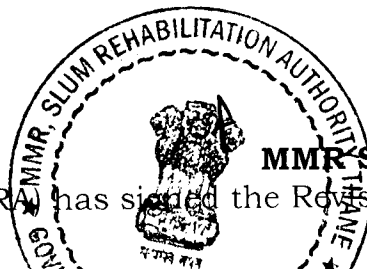
Sd/r

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revise LOI on dtd.17/01/2024)

Copy to:

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



Banpur
23.1.2024

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the Revise LOI on dtd.17/01/2024)