



## SLUM REHABILITATION AUTHORITY

No.: P-S/PVT/0086/20200922/LOI.

Date: **27 DEC 2022**

1. **Licensed Surveyor:** Mr. Bhaskar R. Mishra  
Of M/s. Archpro India  
Unit no.1, Eco-space IT Park Premises C.S.L.,  
Gr. floor, Off Old Nagardas Road, Mogra Pada,  
Andheri (East), Mumbai - 400 069.
2. **Developer :** M/s. Shree Fuleshwari Estates  
G-1, Gr. Flr., Washington plaza, Topiwala  
lane, Goregaon (West), Mumbai- 400 062

**Sub.:-** Proposed Slum Rehabilitation scheme under Regulation 33(11) of DCPR 2034 on plot bearing C.T.S. No. 623, 623/1 to 15 & 624, 624/1 to 13, Village-Pahadi Goregaon (W), Taluka-Borivali(MSD), situated at junction of Jawahar Nagar Road No. 1 & 2, Goregaon (West), Mumbai, in P/South MCGM Ward.

**Ref.:-** P-S/PVT/0086/20200922/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (Revised LOI)** subject to the following conditions.

1. The Revised Letter of Intent is issued in continuation with the Letter of Intent Issued under number P-S/PVT/0086/20200922/LOI dtd.15.10.2020 and conditions mentioned therein will be continued, only the following conditions stands modified as under;

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Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail: [info@sra.gov.in](mailto:info@sra.gov.in)



2. That you shall hand over 51 number of PTC tenements including amenity tenements to the Slum Rehabilitation Authority each of carpet area 27.88 sq. mt. free of cost.

The PTC tenements shall be marked as a PTC Tenement on doors prominently. After completion of the building, PTC tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

3. That the carpet area of PTC tenements shall be certified by the Architect/Licensed Surveyor.
4. That the Amenity Tenements i.e. 01 Balwadi, 01 Welfare Centre, 01 Library , 01 Skill development center & 01 Society Office shall be handed over to the Slum Rehabilitation Authority for specific purpose only.
5. That you shall restrict the built up area meant for sale in the open market and built up area for PTC Tenements as per the scheme parameters as per the statement given below;

**The salient features of the scheme are as under:**

Sr. No.	Description	Area proposed in sq. mt.			
1.	Plot Area.	1145.90			
2.	Deduction				
	i. Set back area	190.12			
3.	Net plot area. (1 – 2 )	955.75			
4.	Amenity open space	Nil			
5.	Balance plot area (4-5)	955.75			
6.	Add Setback area (2.i.)	190.12			
7.	Total plot area for FSI ( 5+6)	1145.90			
8.	FSI Permissible	4.00			
9.	Max BUA Permissible on the plot ( 7 x 8)	4583.60			
10.	Zonal FSI	1145.90			
11.	Bal. additional BUA for PTC & proportionate Sale development under Scheme ( 9-10)	3437.70			
12.	Max BUA permissible on plot	<b>PTC 33(11)</b>	<b>Free Sale</b>	<b>Zonal</b>	<b>Total</b>
		50% of (11)	50% of (11)	(100 % of (10)	
		1718.85	1718.85	1145.90	4583.6
13.	BUA proposed	1718.85	1718.85	1145.90	4583.6
14.	FSI consumed				4.00
15.	No. of P.T.C. tenements	46 + 05 of Amenities			51 r



6. That the PTC Tenements component of scheme shall include.
- 46 Numbers of Residential tenements.
  - 01 Number of Welfare Centre
  - 01 Number of Balwadi
  - 01 Number of skill development centre
  - 01 Library
  - 01 Number of Society Office
- Amenity tenements use for specific purpose only.
7. That this revised Letter of Intent is issued on the basis of plot area certified by the Architect/Licensed Surveyor and other relevant documents. In the event of changes of any of the above parameters during actual site survey by City Survey office SRA then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 4.00 FSI for portion of land approved u/s. 33(11).
8. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33 (11) upon land, which is not your property.
9. That this revised letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.

If applicant Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR of 2034 in the office of the undersigned within 90 days from receipt of this revised LOI.

Yours faithfully,

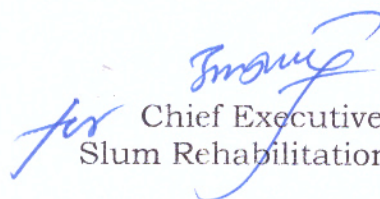


Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved Revised LOI)

**Copy to:**

1. Assistant Commissioner, "P/S " Ward, M.C.G.M.
2. Chief Engineer (Development Plan), M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA), to publish this LOI on SRA website.



Chief Executive Officer  
Slum Rehabilitation Authority