



SLUM REHABILITATION AUTHORITY

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

Date: **22 FEB 2024**

1. **Architect/L.S.** : Shri. Bhaskar R. Mishra of
M/s. Archpro India
Eco-Space IT Park Premises,
Unit no.1, Off. Old Nagardas Road,
Mogra Village, Andheri (East), Mumbai -69.
2. **Developer** : M/s. Shree Fuleshwari Estates
G-1, Gr. Flr., Washington Plaza, Topiwala
Lane, Goregaon (West), Mumbai- 400 062.

Sub.: Revision of LOI by clubbing of

- 1) S.R. Scheme 3, under regulation 33(11) of DCPR-2034 on non-slum plot bearing C.T.S. No. 623, 623/1 to 15 & 624, 624/1 to 13 of Village Pahadi Goregaon (W), Taluka-Borivali (MSD), situated at junction of Jawahar Nagar Road No. 1 & 2, Goregaon (West), Mumbai, in P/South Ward.

Clubbed with

- 2) S.R. Scheme 1, Under Reg. 33(10) on slum plot bearing C.T.S. No. 446, 447, 447/1 to 14, 448, 448/1 to 23, 449, 449/ 1to 22, 450, 450/ 1 to 22, 451, 451/ 1 to 25 and 453, 453 / 1 to 21 and on non-slum plot bearing CTS No. 452 of Village Pahadi Goregaon(W), Taluka-Borivali(MSD), situated at road no. 17 & 18, Jawahar nagar, Goregaon (West), Mumbai, in P/South Ward, under regulation 30 of DCPR-2034, for "Ekta SRA CHS (Prop.)" amalgamed with S.R. Scheme 2 on non-slum plot bearing CTS No. 439, 441, 443/A, 443/B & 443/C of Village-Pahadi Goregaon(W), Taluka-Bolrivali (MSD), situated at Jawahar Nagar Road no. 17, Goregaon (West), under Reg 30 of DCPR-2034 with amalgamation of already accepted S.R Scheme on slum plot bearing CTS No. 440, 440/1 to 21 & 442, 442/1 to 15 of Village-Pahadi Goregaon(W), Taluka-Bolrivali (MSD), Mumbai, under Reg 33(10) of DCPR-2034, for "Shubham SRA CHS (Prop.)"

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

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on basis of documents submitted by applicant, and in continuation to earlier LOI dated 15/10/2020, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to following conditions: -

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1. That all the condition mentioned in LOI u/no. P-S/PVT/0086/20200922/LOI dtd. 15/10/2020, shall be complied with.
2. 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	Proposed Revised Parameters (In Sq.Mts.)			
		Basic Zonal BUA	Additional BUA under Reg.33(11)	Total	
1.	Area of Plot for S.R. Scheme - 3			1145.90	
2.	Area under road Set-back			190.12	
3.	Net Plot area (1-2)			955.75	
4.	Amenity Open Space			Nil	
5.	Balance plot area(3-4)			955.75	
6.	Add setback area			190.12	
7.	Plot for FSI purpose(5+6)			1145.90	
8.	Permissible FSI			4.00	
9.	Total BUA permissible (7 x 8)			4583.60	
10.	Basic Plot potential (Zonal FSI 1.00)			1145.90	
11.	Additional BUA as per Assessment Extracts of BMC, proposed to be retained as "Protected area" as per Reg. 30(C) of DCPR 2034			358.10	
12.	Balance area that can be utilized under Reg. 33(11) (Max Permissible area - Basic plot area - Protected area)			3079.60	
13.	PTC BUA that can be proposed (12/2)			1539.80	
14.	BUA Parameters	Basic Zonal BUA	Additional BUA under Reg.33(11)	Total	
			PTC BUA	Sale Incentive	
15.	FSI Permissible	1.00 of (10)	Upto 1.50 of (10)	Upto 1.50 of (10)	4.00
16.	Protected BUA as per Reg. 30(C)(a) of DCPR 2034	358.10	--	--	358.10
17.	BUA Proposed under Reg. 33(11) of DCPR 2034	1145.90 (Zonal FSI) + 358.10 (Protected area)= 1504.00	1539.80	1539.80	4583.60
18.	Total BUA permissible	1504.00	1539.80	1539.80	4583.60
19.	After Clubbing Max. BUA permissible	1145.90 (Zonal FSI) + 358.10	Nil = 1539.80 PTC BUA	3079.60 = (1539.80incentive sale BUA of	4583.60

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		(Protected area)= 1504.00	transferred to scheme no. 1 & 2	scheme + 1539.80 sale BUA transferred from scheme no. 1 & 2	
20.	Total BUA now proposed	1504.00	Nil	3079.60	4583.60
21.	Total FSI utilized on plot	Zonal 1.00 Protected 0.31	1.345	1.345	4.00
22.	PTC BUA Proposed	Nil			
23.	Sale BUA proposed	4583.60			

3. That you shall pay premium towards an unearned income equal to 40% of sale value of interchanged BUA of sale component as per ASR will be recovered in two stages 50% at the time of IOA and 50% at the time of issuing CC for the incentive FSI as per relevant Clause-G of Reg. 33(11) of DCPR-2034.
4. That you shall submit a registered joint undertaking from both developers i.e. M/s. Ariha Buildtech LLP & M/s. Shree Fuleshwari Infrastructure LLP (and M/s. Shree Fuleshwari Estates, for stating therein that, the Partners/Directors of both the developer firms will remain unchanged till the clubbing PTC tenements are completely handed over to the SRA/SPPL or Competent Authority and entire responsibility of handing over of these clubbing PTC tenements will vest with Partners/Directors of both the developers firm and also indemnifying the SRA & its staff from any litigations, damages, claims, etc before CC of PTC tenements.
5. That you shall comply the conditions given in circular no. 213 & 215 of SRA.

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

Yours faithfully,



Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved revised clubbing LOI)

Copy to:

1. Municipal Commissioner, BMC.
2. Assistant Commissioner, "P/S" Ward, BMC
3. Chief Engineer (Development Plan), BMC
4. I.T. Section (SRA), to publish this LOI on SRA website



Chief Executive Officer
Slum Rehabilitation Authority