



**SLUM REHABILITATION AUTHORITY**

SRA/ENG/T/PVT/0142/20231117/LOI

Date:

**21 FEB 2024**

**1. Licensed Surveyor:**

Shri. Sachin Gaikwad  
of M/s. Design Crest Axiom,  
201, Varad-Ashish Apts.,  
Plot No. 31-B, Sector-09, Airoli,  
Navi Mumbai, 400 708.

**2. Developer :**

**M/s. Ashapura Reality Pvt. Ltd.**  
305-A, 3<sup>rd</sup> floor,  
Neptune Uptown, N.S Road,  
Mulund (West) 400080.

**Subject:** LOI for the proposed redevelopment Scheme under regulation 33(11) of DCPR 2034 on plot bearing CTS No. 864A and 864B of Village Mulund (W) at N.S. Bose Road and Dr. R.P. Road at Mulund (W), Mumbai 400080.

**Ref : T/PVT/0142/20231117**

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 **Letter of Intent** is considered and approved for the sanctioned **FSI** upto **4.00** (Four Point Zero Zero) in accordance with provisions of Appendix – IV of Reg. 33 (11) DCPR 2034, subject to the following conditions.

1. That you shall hand over **72** numbers of PTC tenements each of carpet area 27.88 Sq. mt. to the Slum Rehabilitation Authority each of free of cost. The PTC tenements shall be marked as a PTC Tenements 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.
2. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for composite bldg. of the project then this LOI will remain valid till completion of estimated project period.
3. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Lic. Surveyor / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society

/Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

4. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
5. That you shall not block existing access leading to adjoining structures / users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
6. 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

**Calculation of FSI and scheme parameters:-**

Sr. No.	Description	Scheme under Reg. 33(11) of DCPR-2034.			
		Zonal FSI	PTC	Incentive Sale	Total
1.	Gross area of scheme plot considered for the scheme	1699.00 sq.mt.			
2.	Deduction for D.P. Reservations i) Road setback ii) Any reservations	i) 100.50 ii) Nil			
3.	Balance Area of plot adopted for the scheme	1598.50			
4.	Deduction for 15% RG (if applicable)	Nil			
5.	Net area of plot (3-4)	1598.50			
6.	Addition for FSI purpose 100% of (2) above	100.50			
7.	Total plot area for FSI purpose	1699.00			
8.	In-situ FSI permissible on plot	4.00			
9.	Total in-situ BUA permissible on plot (7 x 8)	6796.00			
10.	Total permissible BUA	1699.00	2548.50	2548.50	6796.00
11.	Total BUA proposed for the Scheme	1699.00	2548.50	2548.50	6796.00
12.	Total FSI consumed for the scheme	1.00	1.50	1.50	4.00
13.	PTC tenements proposed	72 Nos.			

7. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damages or claim arising out of any sort of litigation / property owners or otherwise.
8. That the tenements proposed for PTC shall be shown distinctly on plan.

9. That the quality of Construction work of building shall be strictly monitored by concerned Architect/L.S., Site supervisor & Structural engineer and quarterly report on quality of work carried out shall be submitted with test result etc.
10. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
11. That you shall appoint third party quality auditor with prior approval of Dy.Ch.Eng. (SRA) /Executive Engineer (SRA) for quality audit of building work at various stages.
12. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
13. That this letter of intent is issued on the basis of plot area certified by the Architect and other relevant document. In the event of change of any of the above parameters, during actual site survey by D.I.L.R/city survey office, then the built-up area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I on the plot upto 4.00.
14. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval
15. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
16. That the arithmetical error if any revealed at any time shall be corrected on either side.
17. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034. and shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.
18. That you shall pay development charges as per Clause 124-E of M.R. & T.P. Act separately as per provisions of M.R. & T.P. Act.
19. That you shall bear the cost towards displaying the details of date of issue of important document like LOI, C.C., O.C.C. on SRA website.
20. The owner/Developer shall display the name at site before starting of the work giving the details such as name, address and contact no. of owner/Developer, Architect/L.S., Structural Engineer, Approval No. & Date of LOI & IOA.
21. That the defect liability period for P.T.C. building shall be 3 years and any repairs/rectification required during this period shall be done by the

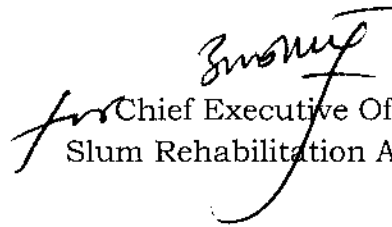
developer. The bank guarantee and deposits of the developer shall be withheld till the completion of the defect liability period.

22. That you shall submit the remarks from electric supply company to Composite building.
23. That you shall handover Society office & Fitness center proposed for sale tenements to sale society as per condition of Reg. 37(28) of DCPR 2034.
24. As per Circular No. 130, Labour cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
25. That you shall submit the Regd. Undertaking from developer stating therein that "if any litigation arises due to deficient open space, inadequate room width & failure of mechanical parking, SRA and its officers will not be held responsible for the same. A clause to that effect will also be incorporated in the agreement of prospective buyers stating therein that, they will not complain to any Authority regarding the deficient open space, inadequate room width & failure of mechanical parking will indemnify Hon'ble CEO(SRA) and its officers against any litigations arises out of it" before plinth CC to composite building.
26. That you shall submit the Registered Undertaking from developer that, Not to misusing of stilt area, Entrance Lobby, Part/Pocket terrace, Refuge area, fitness Centre, Society office, Servant Toilet, Parking spaces, Service floor before granting Plinth C.C to the Composite bldg. under reference.
27. That you shall register with MahaRERA authority as per RERA act & submit copy of same to this office.
28. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
29. That the work shall not carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
30. That you shall submit NOC from Civil Aviation Authority for permissible height before asking for further C.C.
31. That you shall design the slab of the U.G. Tank shall be designed with "AA" class loading to bear the vehicular load of fire engine.
32. That the OC, water connection, power connection etc. for the incentive portion shall be given only after the Transit Camp (PTC) are handed over free of cost to the competent authority.
33. That you shall hand-over road setback with PR card in the name of MCGM.
34. That you shall submit the remarks from Ch.E. (M&E) for artificial light & ventilation or NOC from consultant as per EoDB circular dtd.13-05-2017.
35. That you shall submit the CFO NOC before Plinth C.C.

36. That you shall submit the NOC form E.E. (T&C) for parking layout before Plinth C.C.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building in conformity with the D.C. Regulation no 33(11) of DCPR 2034 in the office of the undersigned.

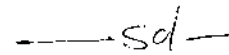
Yours faithfully,

  
for Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to:**

1. Assistant Commissioner, "T" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. H.E. of MCGM.
- ✓ 4. I.T. Section (SRA).

  
Chief Executive Officer  
Slum Rehabilitation Authority