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C-427



SLUM REHABILITATION AUTHORITY

No.TMC/TDD/735

Date : 13 APR 2017

1. **Architect** : Shri. Nilesh D. Sawant
M/s. Nexstep Constructions Pvt. Ltd.,
G-1, Prakash Villa, Ganesh Wadi,
Near Kaushalya Hospital, Panchpakhadi,
Thane (West) - 400 602.

Developer : M/s. Sankalp Developers
3A, Basement Shubhdyot CHS
Ghantali Devi Road, Naupada,
Thane-west

Society : Jagruti CHS Ltd.

उत्कसर प्रभाग समिती.
ठाणे महानगरपालिका, ठाणे
जयक क्र. 6.99.....
दिनांक... 26-4-17

Subject: Revised LOI for the S. R. Scheme on plot bearing
No. S.No. 91(pt), Khopat, Village Panchpakhadi,
Thane(west).

Reference: V.P.NO. 2007/44

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 Revised **Letter of Intent (LOI)** subject to the following conditions.

1. The conditions mentioned in the LOI issued by the Thane Municipal Corporation under No. TMC/TDD/735 dtd.31/05/2004. shall be complied with.
2. This 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. 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	Parameters as per proposed amendments
1	Total plot Area	1750.40
2	Deduction for D. P. Road	194.37
3	Balance area of plot (1-2)	1556.03
4	Deduction for 15% R.G. (if applicable)	Nil
5	Net area of plot	1556.03
6	Add DP/ Set back area/ reservation (Addition for FSI purpose)	194.37
7	Total plot area for FSI purpose (5 + 6)	1750.40
8	Max. FSI permissible on Plot	3.00
9	Max. BUA permissible on plot (7 X 8)	5251.20
10	Rehab BUA	2708.32
11	BUA of Passage & Amenity structures	426.98
12	Rehabilitation Component (10 + 11)	3135.30
13	Sale Component	3135.30
14	Total BUA approved for the Scheme (10+ 13)	5843.62
15	Total FSI sanctioned for the scheme. (14/7)	3.34
16	Sale BUA permissible in-situ	2255.48
17	Total BUA proposed to be consumed in-situ	4963.80
18	FSI proposed to be consumed in-situ	2.83
19	No. of slum dwellers to be accommodated	Res. -88 Comm.- 02
20	No. of PAP tenements provided in the Scheme	04 as per SRD
21	Spill over TDR, if any	879.82

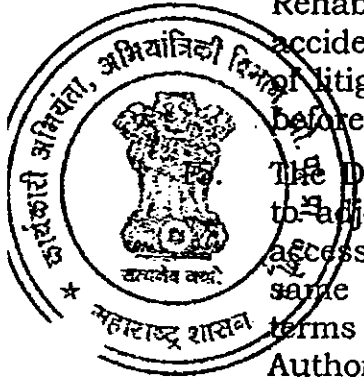
4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer/ Society or Owner are proved fraudulent/misappropriated then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act. 1872.
5. **Details of land ownership:** As per remarks Surveyor (TMC), "Provident Investment Company Ltd."
6. **Details to access:** As per remarks Surveyor (TMC), the slum plot for the scheme is deriving access from 12.00Mtrs. wide Road on the West side of the plot.
7. **Details of D. P. Remarks:** As per remarks Surveyor (TMC), the plot under reference falls under Residential Zone and is also affected by 12.00Mtrs. wide Road on the west side of the plot.
8. The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges to the Slum Rehabilitator Authority.
9. The conditions, if any, mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied with and compliances thereof shall be submitted to this office at appropriate stages.

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10. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
11. The Developer shall submit various NOC's including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S. R. Scheme.
12. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-
Plot area up to 10,000 sq. mt. → 24 months.

In case of failure to complete the project within stipulated time period the extension shall be obtained from the CEO (SRA) with valid reasons.

13. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
14. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs. 200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
The Developer shall not block existing access/easement right 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.
16. 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.
17. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
18. 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.
19. As per the SRA policy the following conditions as and when required shall be submitted.
 - a. The Developer shall appoint Project Management Consultants with prior approval of Dy. Ch.E.(SRA)/E.E.(SRA) for implementation / supervision/ completion of S. R. Scheme.



- b. The Project Management Consultant appointed for the scheme shall submit progress report regularly to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partie Registered agreement between Developer, Society & Lift supplying Co. or maintenance firm for comprehensive maintenance of electro mechanical systems such as water pumps, Lifts, etc. for a period of ten (10) years from the date of issue of Occupation Certificate to the Rehabilitation 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

- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (SRA)/ E.E.(SRA) for quality audit of the building work at various stages of the S. R. Scheme.
- e. That the developer shall install fire fighting system as per requirements and to the satisfaction of C.F.O. The developer shall execute tri-parties registered agreement between Developer, Society & Firefighting equipment supplying Co. and /or maintenance firms for comprehensive maintenance for a period of ten (10) years from the date of issue of Occupation Certificate to the 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.

- f. That the structural design of the buildings having height more than 24 Mtrs. shall get reviewed from another registered structural engineer/ educational institute like SPCE/ VJTI/ IIT.

- 20 As per the Circular No. 108, developer has to maintain the Rehab building for a period of 3 years from the date of granting Occupation to the Rehab building. The security deposit/ Bank guarantee deposited with SRA will be released thereafter.
- 21 That you shall submit the statement of No. 88 Tenements allotted to the eligible Slum families in the proposed rehaolitation building with corresponding number of the Tenements etc of the transits accommodation offered with certification from the Architect And Owner / Developers at both the stages of allotment of transit accommodation as well as final Allotment in Rehabilitation Building for verification of the Samaj Vikas Adhikari for Pvt. & Govt. Land / Ward Officer concerned for Thane Municipal Corporation land / MHADA Authorities for MHADA land.
- 22 That the certificate from the concerned authority shall be obtained and submitted before requesting Permission for Occupation of the sale Building whichever is earlier or within three months of Granting O.C.C. to rehabilitation building in the layout as regard to verification carried out by concerned Authority, issuing the eligiility list, about allotment of rehabilitation tenement to eligible certified Slum Dwellers.

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- 23 That you shall deposit advance tax amounting to Rs. 10,000/- & 50,000/- for residential and commercial Slum-Dwellers respectively in following installment:-
- Before plinth C.C. of sale building – 50%
Before O.C. of Rehab building - 50%
- 24 As per the Circular No. 137, the developer shall pay charges to provide identity cards to the eligible slum dwellers in the S. R. Scheme.
- 25 As per the Circular No.138, that the developer shall deposit Rs. 10/- per sq. ft. of rehab constructed area inclusive of rehab component & staircase, lift passage, stilt area etc. for the Structural Audit before applying for Occupation Certificate of rehab building.
- 26 As per the directions of UDD Govt. of Maharashtra under No. PB/432001/2133/CR-230/01/UD-11dtd. 10/03/2005 rain harvesting system shall be provided in the scheme.
- 27 That all the conditions mentioned in Amended Permission under No. TMC/TDD/233 dtd. 18/12/2012.
- 28 That you shall pay the lumpsum charges of Rs. 5000/- before granting any approval in the S. R. Scheme.
- 29 That you shall submit 7/12 extract of Road setback in the name of TMC before asking OCC to Sale building in layout.



(Hon.CEO (SRA) has signed the Revise LOI on 23/03/2017)

Copy to:

1. Developer: M/s.Sankalp Developers
2. Municipal Commissioner, (TMC)
3. Dy. Collector, Thane (SRA)
4. Asstt. Commissioner (Uthalsar Prabhag Samitee) (TMC)
5. I.T. Section (SRA), to publish this LOI on SRA website

Yours faithfully,

[Signature]
12/04/17

Chief Executive Officer

for Slum Rehabilitation Authority

(Hon.CEO (SRA) has signed the Revise LOI on 23/03/2017),

[Signature]
12/04/17

Chief Executive Officer
for Slum Rehabilitation Authority