



SLUM REHABILITATION AUTHORITY

No.: TMC/TDD/723

Date : 12 OCT 2018

1. **Architect** : Shri. Rakesh Jiyalal Deshaware (Architect)
M/s. Joshi Deshaware & Associates
A/23, A wing, 8th floor, Ashar IT Park,
Road No.16Z, Wagle Esate,
Thane (W)-400 604.
2. **Developer** : M/s. Sankalp Developers
C-26, Milind Housing Society, Samta Nagar,
Thane (W)-400 606.
3. **Society** : "Raghuaanand CHS Ltd"

Subject: Revised LOI and Amended Plans for the S. R. Scheme on plot bearing F.P.No.246, T.P.S.No.1, of Village Panchpakhadi, Thane (W) for "Raghuaanand CHS Ltd."

Reference: V.P.No. 2005/125

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 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/723 dtd. 21/05/2005 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.


S.E.(S.R.A.) A.E.(S.R.A.)


Executive Engineer
Slum Rehabilitation Authority


Dy. Ch. Engineer
Slum Rehabilitation Authority

The salient features of the scheme are as under:

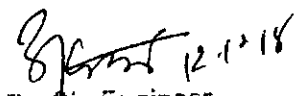
Sr. No.	Description	As per last IOU dtd.18/10/2013 in sq.mts	Revised Scheme Parameters in sq.mts.
1	Area of plot (Slum Occupied Area)	921.00	921.00
2	Deduction for Area under 24.00 m. wide D.P Road & 6.00 mtrs. 18.00 mtrs. wide T.P. Road	123.00	132.04
3	Balance Slum Occupied Area of F.P.No.246	798.00	788.96
4	Deduction 25% Open Space Reservation	199.50	197.24
5	Net Area of F.P. No. 246	598.50	591.72
6	Slum Occupied Area Considered for scheme	921.00	921.00
7	Permissible FSI	2.50	3.00
8	Total permissible BUA in Scheme	2302.50	2763.00
9	Rehab BUA	1470.11	1065.89
10	BUA of Passage & Amenity structures	Nil	161.13
11	Rehab component (9+10)	Nil	1227.02
12	Sale Component permissible for the scheme	Nil	1227.02
13	Total permissible BUA in the scheme(9+12)	2302.50	2292.91
14	Sanctioned FSI for the project (13/6)	2.50	2.489
15	Sale BUA permissible in situ (13-9)	777.50	1227.02
16	Sale BUA proposed in situ	775.69	1214.46
17	TDR generated in the scheme (12-15)	Nil	12.65
18	No. of slum dwellers to Re-accommodate.	Res. - 36 Nos. Comm. - Nil	Res. - 30 Nos. Comm. - 22 Nos.
19	PAP generated in the scheme	03 Nos. as per SRD	Nil
20	Amenities provided in the scheme	Nil	Balwadic - 01 No. Welfare center - 01 No. Society office - 01 No.

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 before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be canceled 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 of Surveyor (TMC), the land is owned Thane Municipal Corporation and leased to M/s. Raghuaanand CHS for the period of 30 years.
6. **Details to access:** As per remarks of Surveyor (TMC), the slum plot for the scheme is deriving access from the 18.00 Mtrs. wide T. P. Road. and 24.00 Mtrs. wide D.P. Road.
7. **Details of D. P. Remarks:** As per remarks of Surveyor (TMC), the plot under reference falls under Residential Zone and is also affected by 18.00 Mtrs. wide T. P. Road, 24.00 Mtrs. wide D.P. Road, Parking & Open Space Reservation.
8. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development Charges @ Rs.560/- per sq.mt. to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority or as decided by SRA/Govt. from time to time.
9. The Developer shall hand over PAP tenements, if any, within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/TMC or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.
10. The PAP tenements shall be marked as a 'PAP tenement' on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
11. The Amenity Tenements of Balwadi/Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite Bldg. Handing over / taking over receipt shall be submitted to SRA by the developer.
12. The conditions, if any, mentioned in certified Annexure-II issued by the Competent Authority, shall be Complied with and compliances there of shall be submitted to this office in time.
13. 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.
14. 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 :-


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Slum Rehabilitation Authority


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Plot area up to 4000 sq.mt.	→ 36 months
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

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

15. Developer shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. of Sale Bldg. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority, they shall be accommodated as members of registered society.
16. 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.
17. That the lease Agreement with land Owning Authority shall be executed before asking of Sale Building O.C.C.
18. That you as Architect/Developer/ Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to be undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, the Architect shall submit report stating reasons for delay.
19. That you shall get set back of D.P. Road, if any, demarcated from T.D. Department of TMC and hand over to TMC/Appropriate Authority free of cost, free of encumbrances by changing ownership in the name of TMC
20. That the tenements proposed for rehabilitation and tenements proposed for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. of concerned ward to assess the property tax.
21. That the rehabilitation component of scheme shall include.
 - a) 30 Nos. Rehab Residential tenements
 - b) 22 Nos. Rehab Commercial tenements
 - c) 01 No. of Balwadi
 - d) 01 No. of Welfare Centre.
 - e) 01 No. of Society office.

22. That the quality of construction work of each building shall be strictly monitored by concerned Architect/Site Supervisor/Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
23. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./City Survey Office, 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 3.00.
24. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 165, Appendix 'S', of TMC DCR upon land, which is not your property.
25. That you shall comply with the following:

a) You shall appoint Project Management Consultant (PMC) with prior approval of Dy. Ch. Eng. (S.R.A.)/E.E. (S.R.A.) for implementation/supervision/completion of S.R. Scheme.


b) The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.

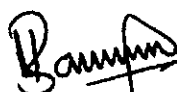
c) That the developer shall execute Tri-partite Registered Agreement between Developer, Society and Lift Supplying Company or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehab/Composite building.

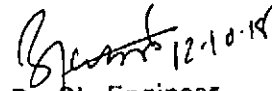
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

d) The Third Party Quality Auditor (**TPQA**) shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.)/E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.

e) That the developer shall install fire fighting system for High Rise Building as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of Occupation Certificate to the Rehab/Composite building.


S.E.(S.R.A.)/A.E.(S.R.A.)


Executive Engineer
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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.

- i) That the structural design of buildings having height more than 25 mtr shall be got reviewed from another registered structural engineer/educational institute.
26. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Thane through Executive Engineer, Drainage Dept, if the same is required to be demolished for development under SRA.
27. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
28. 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.
29. The Arithmetical error/ typographical errors, if any, revealed at any time shall be corrected on either side.
30. That this Letter of Intent shall be deemed to be cancelled in case, any of the documents submitted by the Architect/Developer or Owner are found to be fraudulent/misappropriated.
31. That this LOI is valid for the period of 3(three) months from the date hereof. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
32. That you shall bear the cost towards displaying the details such as Annexure-II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
33. The Owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of Owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
34. That you shall display bilingual sign boards on site and painting of SRA Logo on Rehab Buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
35. That the rainwater harvesting system should be installed/provided as per the provision of Notification of UDD-1 Govt. of Maharashtra under No. TBB-432001/2133/CR-230/01/UD-11 dt. 10/03/2005 and the same shall be maintained in good working condition all the time failing which penalty of Rs. 1000/- per annum for every 100 sq.mtr. of built up area shall be levible.

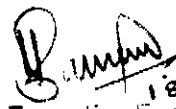
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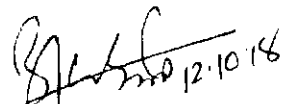
36. That the Solar Water Heating System should be installed/provided on terrace of each building as per the Rule no.169 of TMC DCR 1994.
37. That you shall incorporate the clause in the sale agreement that the non eligible slum dweller will not asked any compensation /claims as against the inadequate size & area of rooms and/or inadequate open space all around the building under reference to any Competent Authority in future, if developer intent to hand over residential flats of carpet area 269.00 Sq. ft. to the non-eligible slum dwellers.
38. That you shall intimate in writing to all non-eligible slum dwellers within 30 days that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record. The intimation of the same shall be given to Dy. Collector (SRA) about information given to all such non-eligible slum dwellers.
39. That developer shall be aware that the defect liability period for rehab building will be 3 years and for any repairs/ rectifications required during this period will be the liability of the developer for which the bank guarantee and deposit of the developer shall be withheld with SRA.
40. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work-and the developer along with their concerned technical team shall be solely responsible for safety.
41. 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 eligibility list, about allotment of rehabilitation tenement to eligible certified Slum Dwellers.
42. The Developer/Society shall pay premium at the rate of 25% as per Annual Statement Rates (ASR) on area admeasuring 339.04 Sq.mtrs. as per Regulation No.13(B)(i) Appendix 'S'.
43. 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.
44. 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/Composite Building.
45. That you shall pay the lumpsum charges of Rs.5000/- before granting any approval in the S. R. Scheme.

46. That you shall submit NOC/Permits from the concerned Electric Supply Co. for the location of size of sub-station before asking approval for sub-station.
47. The PRC in the name of society for rehab plot/sale plot will be submitted before Final O.C.C. of Sale Building.
48. As per the Circular No. 129, Amenity Tenement i.e. Balwadi/ Balwadis shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per directions given by the Additional Chief Secretary, Women and Child Welfare Department, Govt. of Maharashtra.
49. As per Circular dtd. 08/06/2008, third party quality audit for quality of proposed high rise building at various stages shall be insisted for the Slum Rehabilitation Scheme under reference.
50. That the Developer shall register the said project under RERA Act 2016

Yours faithfully,


14/9/18
S.E. SRA/A.E. (SRA)


18.9.18
Executive Engineer
Slum Rehabilitation Authority

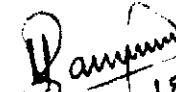

12.10.18
Chief Executive Officer
Slum Rehabilitation Authority

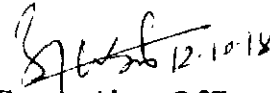
(Hon'ble CEO (SRA) has signed the LOI on dt. 17/07/2018.)

Copy to:

1. Dy. Collector (I), SRA, Thane.
2. Municipal Commissioner, (TMC)
3. Asstt. Commissioner (Naupada Prabhag Samitee) (TMC)
4. Master Copy
5. I.T. Section (SRA), to publish this LOI on SRA website


14/9/18
S.E. (SRA) / A.E. (SRA)


18.9.18
Executive Engineer
Slum Rehabilitation Authority


12.10.18
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has signed the LOI on dt. 17/07/2018.)