



o/c

SLUM REHABILITATION AUTHORITY, THANE

V.P. No. S01/0020/10

Date: 05 DEC 2016

1. **Architect** : M/s. Shree Consultants,
Bungalow No.12, Dev-Rishi CHS Ltd.
Panch Pakhadi, Thane (W).
2. **Developer** : M/s. Varasiddhi Infracons,
01, Gr. floor, Garui Shankar, Plot No.
50A, Pestom Sagar, Road No. 02,
Chembur Mumbai-89.
3. **Society** : Sadguru Swami Kripa SRA CHS Ltd.
Kopari, Near Anand Cinema, Thane (East)

Sub: Proposed S. R. Scheme on plot bearing C.T.S. No. 2007 of village Kopari, Near Anand Cinema, Thane (East)

Ref: LOI No.SRS/TMC/TDD/1669 Dated - 09/07/2010.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S No. 2007 of village Kopari, Thane (East), this office is pleased to inform you that this **Revised Letter of Intent (LOI)** is considered and approved for the sanctioned FSI of 2.61 (**Two Point Six One only**) in accordance with provisions of Appendix-S, Regulation 165 of TMC DCR, out of maximum FSI of 3.00 shall be allowed to be consumed on the plot, subject to the following conditions.

1. 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 document.
2. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith

The salient features of the scheme are as under:


Sr No	Description	LOI Parameter in Sq. Mtrs.
1	Area of slum plot /slum	961.00
2	Deduction for a) Road Set back area b) 4.50 Mt. wide access area.	Nil
3	Balance area (1-2)	961.00
5	Net area of plot for computation of t/s density.	961.00
6	Addition for FSI purpose. 2 (a & b) above 100%	961.00
7	Total Plot Area for FSI Purpose	961.00
8	Max. Permissible F.S.I.	3.00
9	Max. Permissible BUA Area in situ	2883.00
10	Rehab Built up area	1442.76
11	Passage & Amenity (Existing & Proposed) BUA	455.51
12	Rehab Component	1898.27
13	Sale Component (1;1 Ratio)	1898.27
14	Total BUA sanctioned for project	3341.03
15	FSI sanctioned for Project	3.47
16	Sale BUA Proposed in situ	1066.93
17	Total Proposed BUA for the Scheme	2509.69
18	Total FSI Consumed on site	2.61
19	TDR generated from the scheme	831.34
20	Nos. of slum dwellers to be re-accommodated Rehab Residential - 48 nos.	48 Nos.

3. That the rehabilitation component of scheme shall include.

Sr. No.	No. of Tenements
a.	48 Numbers of Residential tenements

b.	Nil of Commercial tenements.
c.	Nil Numbers of R/C tenements
d.	Nil Numbers of Existing Religious Structures
e.	Nil Numbers of Existing Amenity
f.	01 Number of Balwadi
g.	01 Number of Welfare Centre.
h.	01 Number of Society Office.

Above Amenity tenements are to be handed over to Society and Society to use these tenements for specific purpose only within 30 days after issuance of the OCC of Rehab/Composite bldg. handing over / Taking over Receipt shall be submitted to SRA before requesting further approvals.

4. That 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. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the 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.
5. This Letter of Intent merely does not give any right to avail of extra FSI granted under Regulation 165, Appendix S of TMC DCR.
6. That the Arithmetical error if any revealed at any time shall be corrected on either side.
7. That this LOI is valid for the period of 3 (three) months from the date of issue. 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.
8. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
9. 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. 

10. That if any of the document submitted by Architect / Developer / Society or Owner are found to fraudulent/misappropriated by Competent Court and if directed by Competent Court to cancel the LOI then, the LOI is liable to be cancelled and concerned person/Society/Developer liable for action under section 177, 192, 200, 420, 465, 468 and 471 of IPC 1860 and section 101, 102 of Indian Evidence Act.
11. That you shall bear the cost of carrying out infrastructure works right up to 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.
12. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like L.I, Layout, C.C., O.C.C. on SRA website.
13. That if the IOA are not obtained within stipulated validity period then the developer/society is liable to pay compound interest in respect @ 16% on amount payable for land premium.
14. That you shall submit registered undertaking stating that at later stage if it is noticed regarding less premium is charged then the difference in premium paid and calculated as per the revised land rate will be paid as per policy.
15. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).
16. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
17. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. TMC to assess the property tax
18. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

19. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members shall be submitted, with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
20. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building or before IOA of 2nd bldg. in the layout.
21. That you shall submit the certified copy of notarized Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building..
22. That you shall submit the Registered Undertaking from Slum Society & developer, not misusing pocket terrace & Part terrace before granting C.C. to the bldg. under reference.
23. That you shall pay total amount of Rs. 10,20,000/- towards Maintenance Deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 13,32,850.00 {i.e. @ Rs. 560/- (Suburb) per sq.mt.} towards Infrastructural Development charges as per Circular no. 7 dated 25/11/1997.
24. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act as per prevailing stamp duty Ready Reckoner rate.
25. As per Circular No. 130, Labour Welfare Cess charges of one percent of total cost of construction as mentioned in stamp duty Ready Reckoner rate (excluding land cost) shall be paid before grant of C.C.
26. That the Amenity Tenements i.e. 01 Balwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per Circular No. 129 and 01 Welfare Centre, 01 Society Office 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. }

05 DEC 2016

Copy to:

- ✓ 1. Municipal Commissioner, TMC
- ✓ 2. Assistance Commissioner, TMC
- ✓ 3. Hon. Collector, Thane.
- ✓ 4. A.D.T.P./TMC
- ✓ 5. Deputy Collector (SRA) Thane- Copy for information with a request to take further necessary action as per circular no.37.
6. I.T. Section (SRA), to publish this LOI on SRA website.

3/12/2016

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

317/19E
आयुक्त लिपिक
जिल्हाधिकारी कार्यालय ठाणे

झोपडपट्टी पुनर्वसन प्राधिकरण
ठाणे विभाग
दिनांक १३/१२/१६
लिपिक :- *[Signature]*

ठाणे महानगरपालिका ठाणे,
मुख्य कार्यालय.
13 DEC 2016
आयुक्त क्र. -
आयुक्त लिपिक :- 32309/02