



SLUM REHABILITATION AUTHORITY

o/c

No.TMC/TDD/3208

Date : 05 JUL 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.
2. Developer : M/s. New Royal Construction Co.
A-1 Shop No.1 Shree Shram Safalya CHS.,
Opp.12 Bunglow kopari, Thane (E) 400 603
3. Society : "Shree Shram Saflya CHS Ltd."

Subject: Revised LOI for the S. R. Scheme on plot bearing plot bearing T.P.S 2 C.T.S. No.1025(pt),1120, of Village Kopari, Thane (E)

Reference: V.P.NO. 2003/09

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/3208- dtd.10/10/2008. shall be complied with. 0301 12/8/2010
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	Revised Scheme Parameters in sq.mts.
1.	Area of plot	4250.00
2.	Deduction for Area under 18.00 m. wide D.P Road & 6.00 mts wide internal road	364.00
3.	Net plot Area	3886.00
4.	Addition for Area under 18.00 m. wide D.P Road & 6.00 mts wide internal road	364.00
5.	Total Area for FSI	4250.00
6.	Permissible FSI	3.00
7.	Total permissible BUA in Scheme	12750.00
8.	Rehab BUA	5632.40
9.	BUA of Passage & Amenity structures	1312.41
10.	Rehab component (8+9)	6944.81
11.	Sale component permissible for the scheme	6944.81
12.	Total permissible BUA in the scheme (8+11)	12577.21
13.	Sanctioned FSI for the project (12/5)	2.96
14.	Sale BUA proposed in situ	6942.55
15.	TDR generated in the scheme	---
16.	No. of slum dwellers to Re-accommodate.	Res. - 184 Nos. Comm.- 05Nos
17.	PAP generated in the scheme	06Nos.

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 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), "Government of Maharashtra".

6. **Details to access:** As per remarks Surveyor (TMC), the slum plot for the scheme is deriving access 18.00 Mtrs. wide D.P. Road on the west side 6.00 Mtrs. wide internal road on north side of plot.

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Details of D. P. Remarks: As per remarks Surveyor (TMC), the plot under reference falls under Residential Zone and is also affected by 18.00 Mtrs. wide D.P. Road on the west side 6.00 Mtrs. wide internal road on north side of plot.

- 3. The Developer shall pay Rs. 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges to the Slum Rehabilitation Authority.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.

- 14. 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.



- 15. 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.

16. 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.
- 17 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.
- 18 The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
- 19 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.
- 20 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.

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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.

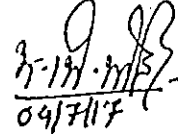
f. That the structural design of the buildings having height more than 24 Mtrs. shall get reviewed from another registered structural engineer/ educational institute like SPCE/ VJTI/ IIT.

- 21 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.
- 22 That you shall submit the statement of No. 189 Tenements allotted to the eligible Slum families in the proposed rehabilitation 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.
- 23 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.
- 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-11 dtd. 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/01 dtd. 02/04/2014.
- 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 P.R.C of Road setback in the name of TMC before asking OCC to Sale building in layout.
- 30 The important conditions/ compliances for high rise rehab building will be insisted as per SRA circular No. 122.

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- 31 That you shall handover One PAP to TMC before final 25% BUA of further C.C.of sale bldg. in the scheme.
- 32 That OCC of sale bldg. granted after seeing the satisfactory performance in layout.
- 33 That the NOC from concerned Electric Supply Co. shall be submitted.
- 34 That the Revised NOC of CFO for sale building shall be submitted before applying for sale building OCC.
- 35 That the developer registers himself & project under RERA Act.

Yours faithfully,


04/7/17


Chief Executive Officer
Slum Rehabilitation Authority



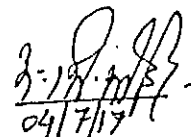
(Hon. CEO (SRA) has signed the revise LOI on 17/06/2017)

Copy to:

1. Municipal Commissioner, (TMC)
2. Asstt. Commissioner (Kopari Prabhag Samitee) (TMC)
3. ADTP, TMC.
4. Deputy Collector (SRA) Thane-Copy for information with a request to take further necessary action as per circular no.37.
5. I.T. Section (SRA), to publish this LOI on SRA website.


70/6/17
स्वीय सहायक
मा. आयुक्त (श. म. पा. ठाणे) कोपरी प्रभाग समिती

(Hon. CEO (SRA) has signed the revise LOI on 17/06/2017)


04/7/17
Chief Executive Officer
Slum Rehabilitation Authority

ठाणे महानगरपालिका
शहर विकास विभाग
अवक क्रमांक ४२०५
दिनांक: १०/७/१७

कोपरी प्रभाग समिती
ठा. म. पा.
आवक क्र.: १२२५
दिनांक: १३/७/१७