



SLUM REHABILITATION AUTHORITY

No.SRS/TMC/TDD/727
Date : 07 DEC 2016

Issued
Sign

1. Architect : Shri. Nilesh D. Sawant (Architect)
M/s. Nexstep Constructions Pvt. Ltd.,
G-1, Prakash Villa, Ganesh Wadi,
Near Kaushalya Hospital, Panchpakhadi,
Thane (West) - 400 602.
2. Developer : M/s. Aanand Developers & Builders
Shop No.22,Sai Tirth Towers CHS
Kopari, Thane (East)
3. Society : Jai Bhavani CHS Ltd.

Subject: Revised LOI and amended plans for the S. R. Scheme on plot bearing S. NO. 507pt, of Village Panchpakhadi, at Pokharan Road No.2, Thane (W) for "Jai Bhavani CHS Ltd"

Reference: V.P.NO. 2006/66

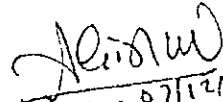
Gentleman,

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.SRS/TMC/TDD/727 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.


6/12/16
S.E.(S.R.A.)/A.E.(S.R.A.)


06.12.16
Executive Engineer
Slum Rehabilitation Authority


07/12/2016
Dy. Ch. Engineer
Slum Rehabilitation Authority

The salient features of the scheme are as under:

Sr. No.	Description	Revised Scheme Parameters in sq.mts.
1.	Area of plot	6921.90
2.	Deduction for Area under 40.00 m. wide D.P Road	473.53
3.	Any reservation (School Bldg.)	133.35
4.	Net plot Area	6315.02
5.	Addition for Area under 40.00 m. wide D.P Road	473.53
6.	Any reservation (School Bldg.)	
7.	Total Area for FSI	6788.55
8.	Permissible FSI	3.00
9.	Total permissible BUA in Scheme	20365.65
10.	Rehab BUA proposed in the Scheme	9546.65
11.	Area covered under Balwadi, Welfare Centre, Society Office and Common Passage.	3093.99
12.	Rehab component (10+11)	12640.64
13.	Sale component permissible for the scheme	12640.64
14.	Total proposed BUA in the scheme (10+13)	22187.29
15.	Sanctioned FSI for the project (14/7)	3.27
16.	Sale BUA permissible in situ (9-10)	10819.00
17.	TDR generated in the scheme (13-16)	1821.64
18.	No. of slum dwellers to Re-accommodate.	Res. - 223 Nos. Comm. - 10Nos
19.	PAP generated in the scheme	87 Nos.

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 from 40.00Mtrs. wide D.P. Road on the South 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 40.00Mtrs. wide D.P. Road on the South 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 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

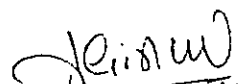
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salient features condition No. 3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over/ Taking over receipt shall be submitted to 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.


S.E.(S.R.A.)/A.E.(S.R.A.) 6/12/16


Executive Engineer
Slum Rehabilitation Authority 06.12.16


T/C Dy. Ch. Engineer
Slum Rehabilitation Authority 07/12/2016

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- 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.
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 the separated 7/12 of extract for reservations areas, if any, shall be submitted before the OCC of Sale Bldg.

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- 23 That you shall submit the statement of No. 233 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.
- 24 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.
- 25 That the Lease Agreement with land Owning Authority shall be executed before asking for Sale C.C.
- 26 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.
- 27 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.
- 28 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.
- 29 That all the conditions mentioned in IOA under No. TMC/TDD/112/14 dtd. 30/08/2013 shall be complied with.
- 30 That you shall pay the lump sum charges of Rs. 5000/- before granting any approval in the S. R. Scheme.
- 31 That you shall submit P.R.C. of Road setback in the name of TMC before asking OCC to Sale building in layout.
- 32 That you shall submit P.R.C. in the name of society before asking C.C. to the last 25% BUA in the scheme.
- 33 That you shall submit NOC/Remarks from the concerned Electric Supply Co. for the location & size of sub--station before asking approval for sub-station.

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- 34 That you shall submit Revised CFO NOC before asking Rehab building C.C
- 35 That you shall submit Revised NOC from MOE & F before asking C.C. beyond 20000.00 sq.mts. in the scheme.

[Signature]
6/12/16
S.E.(S.R.A.)/A.E.(S.R.A.)

[Signature]
06.12.16
Executive Engineer
Slum Rehabilitation Authority

Yours faithfully,
[Signature]
07/12/2016
I/C Chief Executive Officer
Slum Rehabilitation Authority

(Hon.CEO(SRA) has signed the revise LOI on 25/11/2016)

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.

[Signature]
6/12/16
S.E.(S.R.A.)/A.E.(S.R.A.)

[Signature]
06.12.16
Executive Engineer
Slum Rehabilitation Authority

[Signature]
07/12/2016
I/C Chief Executive Officer
Slum Rehabilitation Authority

(Hon.CEO(SRA) has signed the revise LOI on 25/11/2016)

Received
copy
for
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