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SLUM REHABILITATION AUTHORITY

No. : SRS/TMC/TDD/576 | 1

Date : 17 OCT 2017

1. **Architect** : Yogesh N. Kelkar & Associates.
703/704, D.N.S. Tower, Opp. Town Hall, Court
Naka, Thane (W), 400 602.
2. **Developer** : Om Shiv Samarth Co-op Hsg. Soc. Ltd.
Deendayal Nagar, Panchpakhadi, Thane.
3. **Society** : Om Shiv Samarth Co-op Hsg. Soc. Ltd.
Deendayal Nagar, Panchpakhadi, Thane.

Subject: Issue of Revised LOI -S. R. Scheme on plot bearing F.P.
No.293, T.P.S. No. 1, of Village Panchpakhadi, Thane (W).

Reference: V.P.NO./ 2005/123

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/576 dtd. 07/05/2005 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.

*Received
15/10/17*

The salient features of the scheme are as under:

	Description	As per Proposed plans
A.	For the total area of plot	
1.	Area of plot	2724.18 sq. m.
2.	Deductions for	
	Area under road	----
	Proposed road	----
	Any reservation (R.G.33.33%x 2724.18 sq.m)	907.97 sq.m
	Total	1072.97 sq.m.
3.	Balance area of plot(1-2)	1816.21 sq. m.
4.	Add back	
	i. Area under road	----
	ii. Garden Reservation	907.97 sq.m
5.	Total slum area of plot for FSI purpose	2724.18 sq. m.
6.	Permissible FSI	3.00
7.	Permissible BUA in scheme.(5 x 6)	8172.54 sq. m.
8.	Total built up area proposed for rehab component in Rehab building	3683.02 sq. m.
9.	Area covered under Balwadi, Welfare center, society office & common passages .	765.11 sq.m.
10.	Area of Rehab component for FSI purpose [8 + 9]	4448.13 sq.m
11.	Sale component permissible	4448.13 sq.m
12.	Total permissible BUA in the scheme [8+11]	8131.15 sq.m
13.	Sanctioned FSI for the project [12/5]	2.98
14.	Total built up area proposed for sale component	3990.57 sq.m.
15.	Total area proposed in the scheme [8 +14]	7673.59 sq.m.
16.	FSI consumed	2.81
17.	TDR generated in scheme[11 - 14]	457.56 sq.m.
18.	No. of Slum dwellers to Re-accomodate	Residential - 116 Commercial - 05 Total - 121
19.	PAP Generated in the scheme	Nil

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), Thane Municipal Corporation is the owner and the society has to make a lease agreement with TMC.
6. Details to access: As per remarks Surveyor (TMC), the slum plot for the scheme is deriving access from 12.00Mtrs. wide T.P. Road on the West side & by 6.00 m wide T.P. Road on the North Side of the plot.
7. Details of D. P. Remarks: As per remarks Surveyor (TMC), the plot under reference falls under Residential zone (R) and is under Open Space Reservation.

8. The Developer shall pay Rs. 40,000/- per Residential tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at Rs.560/sq.m to the Slum Rehabilitation Authority.
9. The Amenity Tenements of Balwadi/ Anganwadi 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, 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 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 1 year from issue of revised LOI & permission. 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 C.C. 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, 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.


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- 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-partite 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.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.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 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.
- 23 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.

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- 24 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
- 25 That all the conditions mentioned in Amended Permission under No. TMC/TDD/162 dtd. 25/09/2012.
- 26 That you shall pay the lumpsum charges of Rs. 5000/- before granting any approval in the S. R. Scheme.
- 27 That the separated 7/12 of extract for reservations areas, if any shall be submitted before O.C.C. of Sale bldg.
- 28 That you shall submit the statement of No. 121 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.
- 29 That you shall submit P.R.C. in the name of society before asking O.C.C. to the Sale bldg. in the scheme.
- 30 That you shall submit Revised CFO NOC before issuing of Rehab building C.C. for additional floors.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Developer: Om Shiv Samarth Co-op Hsg. Soc. Ltd.
2. Municipal Commissioner, (TMC)
3. Asstt. Commissioner (Naupada Prabhag Samitee) (TMC)
4. I.T. Section (SRA), to publish this LOI on SRA website


for Chief Executive Officer
Slum Rehabilitation Authority