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SLUM REHABILITATION AUTHORITY, THANE

V.P. No. S01/0020/10 Date: 05 DEC 2016

1. Architect

M/s. Shree Consultants,

Bunglow 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

Thane Municipal Corporation Market Building, Near Dr. Kashinath Ghanekar Auditorium, Khevra f Glady Alvares Road, Manpada, Thane (West) 400 610. Tel.: 022-25842900, E-mail: thane@sra...

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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.	VII
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	00,160
8	Max. Permissible F.3.1.	3.0)
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	1056.93
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 Residential48 nos.	48 Nos.

3. That the rehabilitation component of scheme shall include.

a 48 Numbers of Residential tenements	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.	
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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

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- 10. That if any of the document submitted by Architect / Leveloper / Society or Owner are found to fraudulent/misappropriated 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. II, 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 it 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 port of lit gation 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 divelers 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 diveloper & Committee members shall be submitted, with signed by Developer & Committee members shall be submitted 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.} amount of 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

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- 27. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure It etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before issuance for occupation permission of respective rehab tenements.
- 28. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
 - i. After completion of rehab building, the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
 - ii. As per Circular No.102, as all the eligible situm dwellers in the S.R. Scheme are issued identity car is at the time of allotment of rehabtenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
 - iii. At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum liweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
- 29. 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.
- 30. That you shall submit Conveyance Deed for rehab component and sale component or composite component respectively before requesting occupation certificate/B.C.C.
- 31. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 dtd. 01.08.2012 before O.C.C. to Rehab Bldg./ Composite Bldg.
- 32. As per circular No. 138, that you shall deposit Rs. 10.00/-(Rupers Ten Only) per sq. feet of rehab constructed area inclusive of rehab component & staircase, lift passage, stilt area etc. for the Structural Audit before applying for Occupation Catificate of reliab building.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming sanctioned 28.1. separately for each building, in conformity with the TMC DCR 1994, in the office of the undersigned.

Yours faithfully,

Chief Encoutive Officer Slum Rehabilitation Authority 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.

Chief Executive Officer Slum Rehabilitation Authority

झोपडपट्टी पुनर्वसन प्राधिकरण

मुख्य कार्यालय. 13 DEC 2073