



SLUM REHABILITATION AUTHORITY

Issued
Sign

V.P.No. : S04/0015/09 / 8
Date :- 01 JAN 2018

1. Architect
Signature
श्री. र. ज. देशवारे

: Shri. R. J. Deshaware of
M/s. Joshi Deshaware & Associates.
A-2/3, A-wing; Ashar IT Park,
Road No.16-Z, Wagle Estate,
Thane-400604.

O/C

2. Developer
Signature

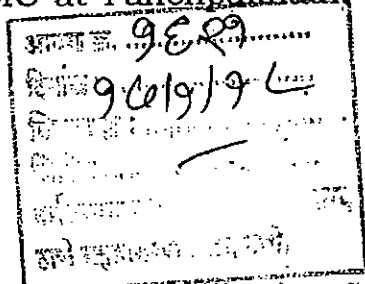
: M/s. Jaykali Developers Pvt. Ltd.
70, Nagindas Master Road,
Fort, Mumbai-400023.

3. Society
Signature

: "Shri. Krishna Co. Op. Hsg. Soc. Ltd."

Subject : Proposed Slum Rehabilitation scheme on plot bearing
S.No. 509,510 (pt) of TMC at Panchpakhadi, Thane
(W)-400604.

Reference : V.P. No. S04/0015/09



Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on land bearing S.No. 509,510 (pt) of TMS at Panchpakhadi, Thane (w), Pin-400604 this office is pleased to inform you that this Revised Letter of Intent is considered and approval for the sanction FSI 3.84 (Three Point Eighty Four) in accordance with provision of Appendix-S, Regulation 165 of TMC DCR, Maximum in-situ FSI 3.00 shall be allowed to be consumed on the plot, subject to the following conditions.

1. 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.
2. This LOI is valid for the period 3 (three) months from the date of issue. However, if LOI/CC are obtained for any one building of the project then this LOI will remain valid till validate of IOA/CC.

Signature
S.E.(S.R.A.)/A.E.(S.R.A.)

Signature
Executive Engineer
Slum Rehabilitation Authority

Signature
Dy. Ch. Engineer
Slum Rehabilitation Authority

3. The built 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.	Particular	Are in Sq.mtrs.
1.	Area of Slum Plot	37,370.00
2.	Deduction for	
	(a) Area under 40.00 m. wide D.P. Road	3,637.09
	(b) Area under 20.00 m. wide D.P. Road	2,262.00
	(c) Area under Gaothan Road	102.00
	(d) Area under not is possession	380.78
	(e) Total of (a) + (b) + (c)+(d)	6381.87
3.	Net-Plot Area	30,988.13
4.	Deduction for 5 % Amenity Open Space	1,550.00
5.	Additional for 5 % Amenity Open Space (Constructed)	1,550.00
6.	Net Plot Area	30,988.13
7.	Addition for	3,488.34
	a) Area under 40.00 m. wide D.P. Road	
	b) Area under 20.00 m. wide D.P. Road	2,262.00
	c) Area under Gaothan Road	102.00
8.	Total plot Area for FSI purpose	36,840.47
9.	Permissible FSI	3.00
10.	Total permissible BUA in Scheme	1,10,521.41
11.	Rehab BUA	59,972.71
12.	BUA of structures, passage & Amenity	21,466.64
13.	Rehab Component (9 + 10)	81,439.35
14.	Sale component permissible for the scheme	81,439.35
15.	Total permissible BUA in the scheme. (9 + 12)	1,41,412.06
16.	Sanction FSI for the project (13/6)	3.84
17.	Sale BUA Permissible in situ.	50,548.70
18.	Sale BUA proposed	50,170.05
19.	TDR generated in scheme (13-8)	30,890.65
20.	A) No. of slum dwellers to Re-accommodate	
	Rehab Residential - 1915 Nos. Rehab Commercial - 140 Nos, Rehab R/C - 09 Nos.	
20.	B) Ex. Amenities	2073
	School - 05 Nos.	
	Samaj Hall - 01 Nos.	
	Religious Structures - 03 Nos.	
	5% Amenity (TMC) - 515.00 Sq. mtrs.	
21.	PAP generated in the scheme	Nil
22.	Amenities Provided in the scheme	Balwadi - 21 Welfare Center - 21 Society Office - 05

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 Component Court/HPC and if directed by Component Court/HPC to cancel the LOI, the 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 D.P. Remarks direct accessible from the 40.00 Mtrs. & 20.00 Mtrs. wide Pokharan Road No.2.
7. **Details of D.P. Remarks:-** As per the D.P. Remarks the plot u/r is situated in Residential Zone (if required plans will be amended as per D.P. Remarks. An undertaking to that effect will be submitted.)
8. Details of Slim Declaration: It is a 'Census Slum' on TMC's record.
9. The Developers/Society shall pay premium of land to Govt. of Maharashtra/TMC area admeasuring 5852.34 sq.mtrs at the rate of 25% as per Annual Statement of Rates (ASR) as per Regulation No.13 (B) (i) Appendix 'S' of TMC DCR.
10. The Developer shall pay Rs.40,000/- per tenement rewards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs.560/- per sq.mtrs. to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.
11. The Amenity Tenements of Balawadi as mentioned in salient features condition no.3 above shall be handed over to Woman & Child Welfare Department, Govt. of Maharashtra as per Circular No.129. Welfare Center, Society office as mentioned in salient feature 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 building handing over/taking over receipt shall be submitted to SRA by the developer.
12. The Developer shall rehabilitate all additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
13. If it is noticed regarding less land premium is charges then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
14. The Developers 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 upto 4000 sq.mtrs. - 36 months


Plot area upto 4001 to 7500 sq.mtrs. - 60 months

Plot area more than 7500 sq.mtrs. - 72 months

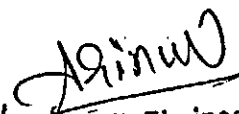
In case of failure to complete the project within stipulate time period the extension be obtained from the CEO/SRA with valid reasons.

15. The Developers register society of all Eligible slum dwellers to be Re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment if project Affected persons (PAP) by the Component Authority the shall be accommodate as members of Registered society.
16. The Developer and Chief promoter shall submit the day notarizes Indemnity Bond on Rs. 200/- non-judicial stamp papers indemnifying The Slum Rehabilitation Authority and its officer against any kind of Dispute, accident on site risk or any damages or claims arising out of Any sort of litigation with slum dwellers/property owners or any other before IOA in a prescribed format.
17. The Developers shall not block existing access 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 declared by Slum Rehabilitation Authority.
18. A) The Chief Promoter of the Society and Developers shall display the Copy of approval LOI and list of annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.
B) The Developers/Society shall give wide publicity for the Advertisement in a prescribed format for the approval of S.R. Scheme in at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such newspapers shall be submitted to Ex. Engineer within two months from the date on LOI.
C) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
D) That the certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above conditions shall be submitted before requesting for plinth C.C. to the first rehab building plans.
19. The Developer/ Society shall submit the concurrence of TMC for amenity open space for its specification & user before Sale C.C.

20. That you shall submit various NOCs including that from MOEF as applicable from the concerned authority in the office of slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
21. That the refuge areas in rehab & sale building shall be kept same as per requirement Of CFO of TMC.
22. The conditions mentioned in the LOI issued by the Thane Municipal Corporation under No. TMC/TDD/0301 dtd.12/08/2010. shall be complied with.
23. 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.
24. As per the SRA policy the following conditions as and when required shall be submitted.
- 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.
 - The project Management Consultant appointed for the scheme shall submit progress report regularly to Slum Rehabilitation Authority after issue of LOI.
 - 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.
 - 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.
 - That the developer shall install fire fighting system as per requirement 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.


S.E.(S.R.A.)/A.E.(S.R.A.)


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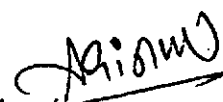
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.

- f. That the structural design of the building having height more than 24 Mtrs. shall get reviewed from another registered structural engineer/ educational institute like SPCE/ VJTI/ IIT.
25. 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.
 26. That you shall submit the statement of No.2073 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.
 27. 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.
 28. 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.
 29. 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.
 30. As per the direction 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.
 31. That you shall pay the lumpsum charges of Rs.5000/- before granting any approval in the S.R. Scheme.
 32. The important conditions/ compliances for high rise rehab building will be insisted as per SRA circular No.122.
 33. That the NOC from concerned Electric Supply Co. shall be submitted.
 34. That the developer registers himself & project under RERA Act.
 35. As per Circular dtd.08-06-2008, third party quality audit for quality of proposed high rise building at various stage shall be insisted for the Slum rehabilitation Scheme.

36. As per Circular No.129, Amenity Tenement i.g. Balawadis shall be handed over to the woman & child welfare department, Government of Maharashtra.
37. The Developer shall hand over PAP tenements, if any, within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/TMC or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.
38. The PAP tenements shall be marked as a 'PAP tenement' on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
39. 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 in time.
40. The Developer shall comply with the conditions mention in Govt. notification dated 28/6/17 for MOEF as applicable before C.C. and before OCC of said scheme.
41. The NOC from CFO of TMC for Rehab & Sale Bldg. shall be insisted before Rehab CC.
42. NOC from W.S. Dept. of TMC for swimming pool shall be insisted before granting C.C. of Sale Building.
43. That you shall submit the Agreements with photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate of Rehab Building and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.
44. That you as Architect/Developer/Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to be undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, the Architect shall submit report stating reasons for delay.
45. That you shall incorporate the clause in the register agreement with slum dwellers and project affected persons that they shall not sale or transfer tenements allotted under Slum Rehabilitation Scheme to any one else except the legal heirs for a period of 10(ten) years from the date of taking over possession without prior permission of the CEO(SRA).



S.E.(S.R.A.)/A.E.(S.R.A.)


Executive Engineer
Slum Rehabilitation Authority


Dy. Ch. Engineer
Slum Rehabilitation Authority

46. That you shall get set back of T.P. Road, if any, demarcated from T.D. Department of TMC and hand over to TMC/Appropriate Authority free of cost, free of encumbrances by changing ownership in the name of TMC. duly developed as per Municipal specification and certificate to the effect shall be obtained and submitted.
47. That you shall handover the buildable reservation and/or built-up amenity structure to TMC and/or user department free of cost before granting C.C. to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with area mentioned in words for the buildable and non-buildable reservation, in the name of TMC/user Dept. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
48. That the tenements proposed for rehabilitation and tenements proposed for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. of concerned ward to assess the property tax.
49. That the rehabilitation component of scheme shall include.
 - a) 1915 Nos. of Rehab Residential tenements
 - b) 140 Nos. Rehab Commercial tenements
 - c) 09 Nos. Residential/Commercial tenements
 - d) 21 Nos. of Balwadi's
 - e) 21 Nos. of Welfare Centre's
 - f) 05 Nos. of Society office's
 - g) 01 Nos. of Samaj Hall
 - h) 03 Units of Ambedkar School
 - i) 02 Units of Shivaji School
 - j) Nil of PAP tenements
50. That the layout recreation ground shall be duly developed before asking for occupation of sale building.
51. That the quality of construction work of each building shall be strictly monitored by concerned Architect/Site Supervisor/ Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
52. That separate P.R. Cards in words duly certified by Superintendent of Land Records for T.P. Road/Set back/D.P. reservation net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.

53. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./City Survey Office, then 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.
54. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 165, Appendix 'S', of TMC DCR upon land, which is not your property.
55. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.
- B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
- C) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
- D) That the certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above conditions shall be submitted before requesting for plinth C.C. to the first rehab building plans.
56. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.
57. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Thane through Executive Engineer, Drainage Dept, if the same is required to be demolished for development under SRA.
58. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
59. 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.


S.E.(S.R.A.)/A.E.(S.R.A.)


Executive Engineer
Slum Rehabilitation Authority


Dy. Ch. Engineer,
Slum Rehabilitation Authority

60. The Arithmetical error/ typographical errors, if any, revealed at any time shall be corrected on either side.
61. That this Letter of Intent shall be deemed to be cancelled in case any of the documents submitted by the Architect/Developer or Owner are found to be fraudulent/misappropriated.
62. That you shall re-house all the additional hutment dwellers, if declared eligible in future by the Competent Authority.
63. 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 Asst. Registrar of societies (SRA) and statement of rehab. Tenements allotted to the eligible slum families in rehabilitation building with corresponding tenements No. in rehab./composite building and Sr. No. in Annexure -II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
64. That you shall bear the cost towards displaying the details such as Annexure-II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
65. 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.
66. 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.
67. That the rainwater harvesting system should be installed/provided as per the provision of Notification of UDD-1 Govt. of Maharashtra under No. TBB-432001/2133/CR-230/01/UD-11 dt. 10/03/2005 and the same shall be maintained in good working condition all the time failing which penalty of Rs. 1000/- per annum for every 100 sq.mtr. of built up area shall be levible.
68. That the Solar Water Heating System should be installed/provided on terrace of each building as per the rule no.169 of TMC DCR 1994.
69. That you shall incorporate the clause in the sale agreement that the non eligible slum dweller will not asked any compensation /claims as against the inadequate size & area of rooms and/or inadequate open space all around the building under reference to any Competent Authority in future, if developer intent to hand over residential flats of carpet area 269.00 Sq. ft. to the non-eligible slum dwellers.
70. As per Govt. Circular no. सी.टी.एस -2009/प.क.601/वि.शा.9 घ. दि. 23 नोव्हेंबर 2009, NOC of Home Department of Govt. of Maharashtra shall be obtain before relocation of any Religious Structures.
- 70 A. The report of Assistant Register, SRA regarding Verification of consent of 70% of total eligible slum dwellers shall be submitted before issue of rehab C.C.

01 JAN 2018

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- 71. That developer shall be aware that the defect liability period for rehab building will be 3 years and for any repairs/ rectifications required during this period will be the liability of the developer for which the bank guarantee and deposit of the developer shall be withheld with SRA.
- 72. All Existing schools shall be rehabilitated and shall be handed over to respective charitable trust, free of cost.
- 73. Amenity of 515.00 sq.mtrs and samaj hall of 47.94 sq.mtrs shall be developed and handed over to TMC, free of cost.
- 74. That you shall intimate in writing to all non-eligible slum dwellers within 30 days that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record. The intimation of the same shall be given to Dy. Collector (SRA) about information given to all such non-eligible slum dwellers.

If applicant society/ Developers/ Architects are agreeable to all above conditions, you may submit proposed for approval of plans separately for each building in conformity with the modification D.C. Regulations of 1994 in the office the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

[Signature]
30/12/17
S.F (S.R.A.)/A.E.(S.R.A.)

[Signature]
01.1.2018
Executive Engineer
Slum Rehabilitation Authority

[Signature]
01/01/2018
for Chief Executive officer
Slum Rehabilitation Authority

Slum Rehabilitation Authority अणे,
मुख्य कार्यालय,
01 JAN 2018
आकष क्र.-34959
महानगर मंडळ

(Hon'ble CEO (SRA) has signed the LOI on dt.18/12/2017.)

Copy to:

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

[Signature]
30/12/17
S.E.(S.R.A.)/A.E.(S.R.A.)

[Signature]
01.1.2018
Executive Engineer
Slum Rehabilitation Authority

[Signature]
01/01/2018
for Chief Executive officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has signed the LOI on dt.18/12/2017.)