

C-691



SLUM REHABILITATION AUTHORITY

Issued
Sign *[Signature]*

No.SRS/TMC/TDD/573

Date : 03 FEB 2018

✓ 1. **Architect** : M/s. 10 Folds Architects and Consultants
G-2 A Wing, Devcorpora,
Eastern express Highway,
Cadbury junction, Khopat, Thane (W)
[Signature]
3/2/2018

✓ 2. **Developer** : M/s. Yash Developers
1st floor, Aajikrupa Bldg., Hariniwas Circle,
Naupada , Thane(W)-400 602

✓ 3. **Society** : Yash Anand Co-Op Housing Society
[Signature]
5/2/18

Subject: Revised LOI for the S. R. Scheme on plot bearing Tikka
No.15 C.T.S. No.37, 38, Tika No.18 C.T.S No.75(pt), 76
& 80 Mauje Naupada, Thane (W)

Reference: V.P.NO. 2005/112

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to draft 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/573 LOI 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.

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

[Signature]
**Executive Engineer
Slum Rehabilitation Authority**

[Signature]
**Dy. Ch. Engineer
Slum Rehabilitation Authority**

The comparative table as per present status of scheme with comparison to last approved LOI parameters is as under:

Sr. No.	Description	As Per latest approved Plan dtd.10/12/2013 (Sq.mtrs.)		As per Proposed Amended Plan (Sq.mtrs.)	
		Slum Plot (Sq.mtrs.)	Non Slum Plot (Sq.mtrs.)	Slum Plot (Sq.mtrs.)	Non Slum Plot (Sq.mtrs.)
1	Area of Plot As Per Δ Method	13088.55		12367.39	
2	Deductions For				
a	C. T. S. No. 75pt, 78 V. P. No. 2005/157 (2207.62+150.30)	2686.83		2357.92	
b	Plot C - Already sold to Shri.Munshi Abdul Rashid Abdul Ansari	472.79		468.20	
c	Total (a+b)	3159.62		2826.12	
3	Balance Plot area (1 - 2 C)	9928.93		9541.27	
4		9330.08	598.85	9330.08	211.19
5	DEDUCTIONS				
	Road Set Back Area 9.14M W. Road = 492.09 Sq.Mt. 18.30 MW Road = 150.30Sq.Mt.	642.39	--	492.09	--
6	Total Area (4-5)	8687.69	598.85	8837.99	211.19
7	Addition For Floor Space Index				
	100% Road Set Back Area	642.39	--	492.09	--
8	Total Plot Area (6+7)	9330.08	598.85	9330.08	211.19
9	FSI	2.44	1.00	2.48	1.00
10	BUA Permissible	22765.39	598.85	23138.59	211.19
11	Total Permissible BUA	23364.24		23349.78	
12	Built up Area proposed for Rehab	10288.50		9626.29	
13	BUA Proposed for Sale	12828.72		13550.48	
14	Total BUA Proposed	23117.22		23176.77	
15	Balance Area (11 -14)	247.02		173.01	
16	No. of slum dwellers to Re- accommodate.	i) Residential-308Nos. ii) Commercial-20Nos.		i) Residential-308Nos. ii) Commercial-20Nos.	
17	PAP generated in the scheme	i) Residential-18Nos. ii) Commercial-05Nos.		i) Residential-18Nos. ii) Commercial-05Nos.	
18	Amenities provided in the scheme	Amenities-03		Amenities-03	

03 FEB 2018

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 TMC remarks, the ownership of plot bearing Tika No.15, C.T.S. No. 37, 38, Tika No.18, C.T.S. No.75(pt), 76 & 80, Village-Naupada, Thane (W) belongs to Ratnamani Developers Pvt. Ltd., Mohan Thakkar & others, Arun Pandurang Mhatre & others. They has executed registered power of attorney and Development Agreement with M/s. Yash Developers.
6. **Details to access:** As per remarks of TMC, the slum plot for the scheme is deriving access from 18.30 Mtrs. wide L.B.S. Road on the North side and 9.14m. wide D.P. Road on south side of the plot.
7. **Details of D. P. Remarks:** As per remarks of TMC, the plot under reference falls under Residential Zone and affected by 9.14 m. wide D.P. Road on South side of the plot.
8. The Developer shall pay Rs. 50,000/- per tenement for eligible commercial & PAP tenants and Rs.10,000/-per tenement for eligible Residential & PAP tenants.
9. The Developer shall hand over remaining 01 No. Residential and 01 No. Commercial PAP tenement before grant final OCC.
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 in time.
11. The Developer shall comply with the conditions mention in Govt. notification dated 28/6/17 for MOEF as applicable before final OCC of said scheme.
12. The NOC from CFO of TMC for Composite Bldg. 'J' shall be insisted before applying for OCC of Composite Bldg. 'J'.
13. NOC from W.S. Dept. of TMC shall be insisted before granting final OCC of said Scheme.


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


Executive Engineer
Slum Rehabilitation Authority


Dy. Ch. Engineer
Slum Rehabilitation Authority

The Developer shall register society of all eligible slum dwellers to be rehoused under Slum Rehabilitation Scheme before issue of CC. of sale Bldg. 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. That you shall submit the Agreements with photographs of wife and husband on the agreements with all the eligible slum dwellers before final OCC of the said Scheme.
18. 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).
19. That you shall get set back of D.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 before final OCC of the said scheme.
20. That the rehabilitation component of scheme shall include.
 - a) 308 Nos. of Rehab Residential tenements
 - b) 20 Nos. Rehab Commercial tenements

C-70
0.3 FEB 2018

- c) 03 Nos. Amenities
- d) 18 Nos. Residential PAP tenements
- e) 05 Nos. Commercial PAP tenements

21. 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.
22. 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 final OCC of said Scheme.
23. 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 2.50.
24. 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.
25. The Arithmetical error/ typographical errors, if any, revealed at any time shall be corrected on either side.
26. 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.
27. That this LOI is valid for the period of 3(three) months from the date hereof. 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.
28. That you shall re-house all the additional hutment dwellers, if declared eligible in future by the Competent Authority.
29. 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

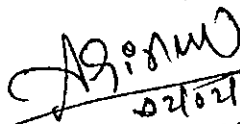
30. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
31. That the rainwater harvesting system for Composite Bldg. 'J' & Sale Bldg. 'H' should be installed/provided as per the provision 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.
32. That the Solar Water Heating System for Composite Bldg. 'J' & Sale Bldg. 'H' should be installed/provided on terrace of each building as per the rule no.169 of TMC DCR 1994.
33. 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
34. That you shall submit the statement of No 308 Nos. Residential & 20 Nos. commercial Tenements allotted to the eligible slum families in the proposed rehabilitation building with corresponding number of the Tenements.
35. 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.
36. 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 composite Bldg. 'J'
37. That you shall pay the lumpsum charges of Rs. 5000/- before granting any approval in the S. R. Scheme.
38. That you shall submit P.R.C. of Road setback in the name of TMC before asking final OCC to said Scheme.
39. That the Developer shall register the said project under RERA Act 2016.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1994 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


E.(S.R.A.)/A.E.(S.R.A.)
31/1/18

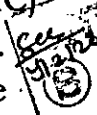

Executive Engineer
Slum Rehabilitation Authority


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has signed the LOI on dt.20/01/2018.)

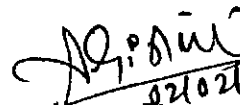
Copy to:

- 1. Municipal Commissioner, (TMC)
- 2. Asstt. Commissioner (Naupada Prabhadg Samitee) (TMC)
- 3. Dy. Collector & Competent Authority (1), SRA, Thane.
- 4. I.T. Section (SRA), to publish this LOI on SRA website


15 FEB 2018

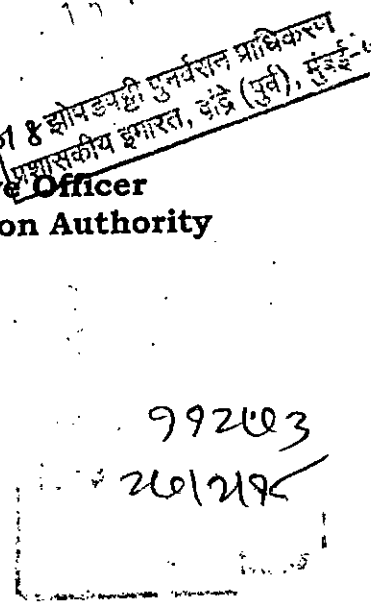

E.(S.R.A.)/A.E.(S.R.A.)
31/1/18


Executive Engineer
Slum Rehabilitation Authority


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has signed the LOI on dt.20/01/2018.)

काणे महानगरपालिका ठाणे,
मुख्य कार्यालय,
21 FEB 2018
आलेख क्र. 92609


99203
20/2/18