

O/C



# SLUM REHABILITATION AUTHORITY

No.TMC/VPNO/300142013/20170304

Date : 17 MAR 2017

- 1. Architect : Shri Anup S Gupte ( Architect)  
M/s.Shrusti Architectural Design Consultancy,  
E-103, Bldg. No. H-2, 'A' Wing,  
Shreerang Unit No. 25,  
Sahakari Gruh Nirman Sanstha Ltd.,  
Shreerang Sahaniwas, Thane (W) 400 601.
- 2. Developer : M/s. Morya Infraconstruct Pvt. Ltd.  
809, Veer Mahal, Dr. B.A. Road, Lalbaug,  
Mumbai - 400 012.
- 3. Society : Guruprerna CHS Ltd.  
Panchpakhadi, Thane (West) - 400 604.

**Subject:** Revised LOI for proposed Slum Rehabilitation Scheme on plot bearing F.P. No. 106, Hazuri, Village Panchpakhadi, Taluka & District Thane for "Guruprerna CHS Ltd."

**Reference:** V.P. No. S3T/0014/13

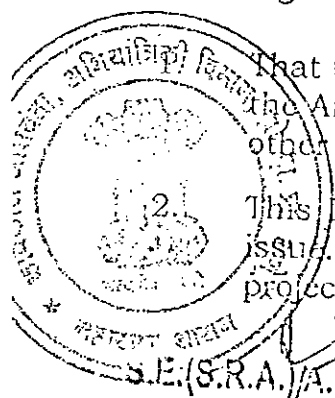
Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on land bearing F.P. No. 106 of TPS-I of Thane Municipal Corporation, Panchpakhadi, Thane (West) - 400 604 this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned FSI 3.804 (Three Point Eight Zero Four) in accordance with provisions of Appendix-S, Regulation No. 165 of TMC DCR. Maximum in-situ FSI of 3.00 shall be allowed to be consumed on the plot, subject to the following conditions.

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.

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

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

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

3. The built up area for sale and rehabilitation shall be as per following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc., the parameter shall be got revised from time to time.


**The salient features of the scheme are as under:**

Sr. No.	Description	Area (in Sq.mt)
1.	Total plot area	3378.76
2.	Deduction for	
	(a) Area not in possession	9.63
	(b) Area under road setback	105.05
	(c) Total of (a) + (b)	114.68
3.	Balance area of plot (1-2)	3264.08
4.	Deduction for 15% RG (if applicable)	Nil
5.	Net area of plot	3264.08
6.	Addition for FSI purpose	
7.	2(a) above 100%	Nil
	2(b) above 100%	105.05
	Total of 2 (a) +(b)	3369.13
8.	Total plot area for FSI purpose	3369.13
9.	Max. FSI permissible on plot	3.00
10.	Max. BUA permissible on plot	10107.39
11.	Rehab Built up area (excluding areas under staircase & common passage)	5129.62
12.	Passage area & Amenity structure area	2555.95
13.	Rehabilitation Component	7685.57
14.	Sale Component	7685.57
15.	Total BUA approved for the Scheme	12815.19
16.	Total FSI sanctioned for the scheme.	3.804
17.	Sale BUA permissible in-situ	4977.77
18.	Total BUA proposed to be consumed in-situ	10107.39
19.	FSI proposed to be consumed in-situ	3.00
20.	A) Nos. of slum dwellers to be re-accommodated	
	Rehab Residential - 181 nos.	
	Rehab Comm. - 14 nos.	
	Rehab R/C - 01 nos.	
	B) Amenities to be provided	
	Balwadi - 02 nos.	
Welfare Centre - 02 nos.		
Society Office - 02 nos.		
21.	No. of PAP tenements generated in the Scheme	10
22.	TDR generated in the scheme, if any	2707.80


4. This LOI is issued on the basis of document submitted by the applicant. If any of the documents 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 1860 and Indian Evidence Act, 1872.

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5. Details of land Ownership: Private Land.
6. Details to Access: Accessible from existing 12.20 mt. wide road & 18.00 mt. wide road & existing road, its junction.
7. Details of D.P. Remarks: As per D.P. Remarks the S.R. Scheme on plot u/ref. falls in Residential Zone (R-Zone) & not reserved for any public reservations. It is abutting to existing 12.20 mt. & 18.00 mt. wide T.P. roads on 2 sides and existing road on 3<sup>rd</sup> side.
8. Details of Slum Declaration: It is a 'Declared Slum' as per record.
9. 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.
10. The Developer shall pay **Rs.40,000/-** per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- per sq.mt. to the Slum Rehabilitation Authority as per Circular no. 7 dated 25/11/1997 & circular dated 30/04/2016 or as decided by the Authority.
11. 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.mt. free of cost.  
The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.
12. The Amenity Tenements of Balwadi 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 Centre, 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.
13. 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.
14. The Developer shall submit required various NOCs including 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.
15. If it is noticed regarding less land premium is charged then the difference in premium to be paid and calculated as per the revised land rate and shall be paid by the developer as per policy.



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



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Slum Rehabilitation Authority

16. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1<sup>st</sup> rehab building as mentioned below;-

Plot area upto 4000 sq.mt.	- 36 months*
Plot area between 4001 to 7500 sq.mt.	- 60 months
Plot area more than 7500 sq.mt.	- 72 months

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

17. 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.
18. The Developer and Chief promoter 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, risk or any damages or claim arising out of any sort of litigation with slum dwellers/ property owners or any others before IOA in a prescribed format.
19. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of easement right 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.
20. 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.
21. That the Arithmetical error/Typographical error if any revealed at any time shall be corrected on either side.
22. That the certificate from the concerned authority shall be obtained and submitted before requesting permission for Occupation of the Rehab 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.
23. That the Architect/Developer shall submit the rectification letter from Competent Authority for total 196 nos. of eligible slum dwellers (i.e. Resi.-181 + R/C-01 + Comm.-14) before OCC of the Rehab bldg. No. 2.
24. TDR against the staircase and lift of slum component shall be release only after proposed modification in appendix's' will get sanctioned and notify in govt. gazette.

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25. 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.
26. 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 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.

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.



*[Signature]*  
8/3/17  
S.E.(S.R.A.)/A.E.(S.R.A.)

*[Signature]*  
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Slum Rehabilitation Authority

27. 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.
28. That the separated 7/12 of extract for reservations areas, if any, shall be submitted before the OCC of Sale Bldg.
29. That you shall submit the statement of No.196 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.
30. 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.
31. 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.
32. 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.
33. That all the conditions mentioned in permission/C.C. No.TMC/TDD/1149/14 dtd.15/05/2014 shall be complied with.
34. That you shall pay the lumpsum charges of Rs.5000/- before granting any approval in the S. R. Scheme.
35. That you shall submit P.R.C. of Road setback in the name of TMC before asking OCC to Sale building in layout.
36. That you shall submit P.R.C. in the name of society before asking C.C. to the last 25% BUA in the scheme.
37. 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.
38. That you shall submit Revised CFO NOC before asking Rehab building C.C

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If applicant Society/ Developer/ Architect are agreeable to all these above conditions, you may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

ठाणे महानगरपालिका ठाणे,  
शहर विकास विभाग,  
18 MAR 2017  
आयक क्र. 943196  
आयक लिपीक : 9213196

Yours faithfully,

Chief Executive Officer  
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, TMC.
2. Collector, Thane District
3. Town Planning Dept; TMC
4. Deputy Collector (SRA) - Copy for information to take further necessary action as per circular no.37.
5. I.T. Section (SRA), to publish this LOI on SRA website and report compliance.



Chief Executive Officer  
Slum Rehabilitation Authority

ठाणे महानगरपालिका  
शहर विकास विभाग  
आयक क्रमांक 943196  
दिनांक: 9/3/17

9213196

आयक लिपीक  
जिल्हाधिकारी कार्यालय ठाणे

शहर विकास विभाग  
आयक क्र. 3888  
दिनांक: 9/3/17