

लॉके मजदुरावत, वरिष्ठता उभरी
 लागते हुवेत प्रमाण नसिते
 आवक क्र. 3809
 दि. 28/11/17



SLUM REHABILITATION AUTHORITY

**Issued
Sign**

No. : SRS/TMC/TDD/3336
Date : 28 NOV 2017

- 1. **Architect** : Yogesh N. Kelkar & Associates.
703/704, D.N.S. Tower, Opp. Town Hall,
Court Naka, Thane (W), 400 602.
- 2. **Developer/ Owner** : M/s Dev Land and Housing Pvt. Ltd.
10th Floor, Dev Plaza, Opp. Andheri Fire Brigade,
S.V. Road, Andheri (W),
Mumbai - 400 058
- 3. **Society** : Jijamata Nagar Grihanirman Sanstha,
Ranchandra Nagar, Panchpakhadi, Thane.

Received
 28/11/17

Subject: Issue of Revised LOI - S. R.D. Scheme on plot bearing
F.P. No.45, T.P.S. No. 1, at Panchpakhadi, Thane (W).

Reference: V.P.NO.S03/0026/10

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)** in accordance with provisions of Appendix 'S' & Appendix 'N' of TMC DCR 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 documents.
2. The conditions mentioned in the earlier LOI issued by the Thane Municipal Corporation under No. SRS/TMC/TDD/3336 dtd. 07/11/2009 shall be complied with
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.


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


**Executive Engineer
Slum Rehabilitation Authority**


**Dy. Ch. Engineer
Slum Rehabilitation Authority**

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	
2.	Deductions for	10909.78 sq. m.
	Area under road	
	Proposed road	----
	Any reservation	----
	Total	----
3.	Net gross area of plot	10909.78 sq. m.
	Deductions for R.G. area (Net gross plot area X 15 %)	
4.	Net area of plot	1636.46 sq. m.
5.	Permissible FSI	9273.31 sq. m.
6.	Permissible built up area	1.00
		9273.31 sq. m.
B.	For the area occupied by the slum	
7.	Area of plot occupied by the slum (As per T.I.L.R.record)	10256.03sq. m.
8.	Permissible FSI (As per Appendix 'N' 1.5 C)	1.50
9.	Permissible built up area	15384.04 sq. m.
C.	For the area under 60'0" wide road	
10.	Area under road	
11.	Permissible FSI	2506.75 sq. m.
12.	Permissible built up area	2.50
		6266.87 sq. m.
D.	For the Additional area under 60'0" & 40'0" wide road	
13.	Area under road	
14.	Permissible FSI	823.96 sq. m.
15.	Permissible built up area	2.50
16.	Total permissible built up area (A + B + C + D)	2059.90 sq. m. 32984.12 sq. m.
17.	Built up area proposed for Rehab component	12,230.46 sq. m.
18.	Built up area proposed for rehabilitating 97 non-eligible tenements .	2525.64 sq. m.
19.	Total Built up area proposed for Sale Component for outside sale.	
20.	Total built up area proposed	18,214.59 sq.m
21.	Balance area	32970.69 sq. m.
22.	No. of eligible Slum dwellers Re-accomodated	13.43 sq. m. A) Tenements Residential -434 Nos. Commercial - 16 Nos. Resi/comm - 02 Nos. PAP - 23 Nos. B) Amenities - 06 Nos.

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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 the property card, ownership of the plot bearing F.P.No. 45 is with M/s Anudan Properties Pvt. Ltd & development rights are with M/s Dev Land and Housing Pvt. Ltd .
6. Details to access: In this case the slum plot is accessible by 18.30 m wide proposed T.P. Road on East side & by 24.00 wide Kamgar Hospital T.P. Road on North side.
7. Details of D. P. Remarks: As per remarks Surveyor (TMC), the plot under reference falls under Residential zone (R) and there are no Reservations.
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 as per circular no. 7 dtd 25/11/97 or as decided by the Authority.
9. The Developer shall hand over PAP Tenements if any within three months after grant of O.C.C. The said PAP tenements as mentioned in salient features condition no. 3 above be handed over to 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.
10. The Amenity Tenements 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.
11. 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.
12. 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.
13. The Developer shall submit various NOC's including that from MOEF/CFO 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.


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


Executive Engineer
Slum Rehabilitation Authority


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Slum Rehabilitation Authority

14. The Developer shall complete the rehab component of project within 2 years 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.
15. 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.
16. The Developer & Society, 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.
17. 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.
18. 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.
19. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
20. 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.
21. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
22. 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-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.

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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.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.

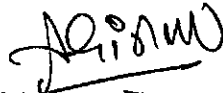
- f. That the structural design of the buildings having height more than 24 Mtrs. shall get reviewed from another registered structural engineer/ educational institute like SPCE/ VJTI/ IIT.
23. As per the Circular No. 108, developer has to maintain the Rehab building for a period of 3 years from the date of granting Occupation to the Rehab building. The security deposit/ Bank guarantee deposited with SRA will be released thereafter.
 24. That the separated 7/12 of extract for reservation areas, if any shall be submitted before the O.C.C. of Sale bldg.
 25. 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.
 26. 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.
 27. 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
 28. That all the conditions mentioned in Amended Permission under No. SRA/ENG/V.P.No.S03/0026/10 dtd. 03/03/2014 shall be binding upon you.
 29. That you shall pay the lumpsum charges of Rs.5000/- before granting any approval in the S. R. Scheme.
 30. That you shall submit the statement of No. 452 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 / Developer at both the stages of allotment of transit accommodation as well as final Allotment in Rehabilitation Building for verification of the Assistant M.C. of concerned ward office of TMC for Pvt. & Govt. Land / Thane Municipal Corporation land /MHADA Authorities for MHADA land.

31. That you shall submit P.R.C. in the name of society before asking O.C.C. to the Sale bldg. in the scheme.
32. That you shall submit NOC/Remarks from the concerned Electric Supply Co. for the location & size of substation before further C.C. of sale building.
33. That you shall submit Revised CFO NOC before issuing of Sale building C.C. for additional floors.


22/11/17
S.E.(S.R.A.)/A.E.(S.R.A.)

Yours faithfully,


23/11/17
Executive Engineer
Slum Rehabilitation Authority


Chief Executive Officer
Slum Rehabilitation Authority

(Hon.CEO (SRA) has signed the Revise LOI on 02/11/2017)

Copy to:

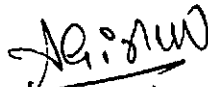
1. Municipal Commissioner, (TMC) ✓
2. Asstt. Commissioner (Railadevi Ward) (TMC)
3. I.T. Section (SRA), to publish this LOI on SRA website

ठाणे महानगरपालिका ठाणे, मुख्य कार्यालय, 13 DEC 2017 आवक क्र.: आवक लिपिक

29/11/17
Neelam.


22/11/17
S.E.(S.R.A.)/A.E.(S.R.A.)


23/11/17
Executive Engineer
Slum Rehabilitation Authority


Chief Executive Officer
Slum Rehabilitation Authority

(Hon.CEO (SRA) has signed the Revise LOI on 02/11/2017)