

C-921

C-49



SLUM REHABILITATION AUTHORITY

Issued
Sign

No.: SRA/ ENG/V.P. No. S2T/0018/14/LOI / 1
Date: 01 JAN 2018

1. Architect
For board
11/1/18

: Shri. Nilesh D. Sawant
Nexstep Consultant
G-1, Prakash Villa CHS,
Near Kaushalya Hospital,
Ganeshwadi, Panchpakhadi,
Thane (w)

[Signature]
11/1/2018

2. Developer

: M/s. Samrin Infrastructure
Samrin House, Plot No. 221, Road No. 16,
Wagale Estate, Thane (W).

3. Society
[Signature]
11/1/2018

: "Shree Jagannath Co.op. Hsg. Soc.(Prop)"

Sub: Issue of LOI- Proposed S. R. Scheme on plot bearing T.P. Scheme No.1, Final Plot No. 377, Village-Panchpakhadi, Chandanwadi, Thane(w), 400602 for "Shree Jagannath Co-op. Housing Society (Prop)"

Ref: SRA/ ENG/V.P. No. S2T/0018/14/LOI

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 in principle approval to the scheme in the form of this **Letter of Intent (LOI)** 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. 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 bldg. of the project then this LOI will remain valid till validity of IOA/CC.
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

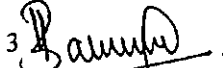
The salient features of the scheme are as under:

Sr. No.	Parameters as per LOI	Parameters as per proposed in sq.mts.		
		Slum	Non Slum	Total
1.	Total plot area	7220.18	1202.92	8423.10
2.	Deduction for D. P. Road	1346.35	---	1346.35
3.	Balance area of plot (1-2)	5873.83	1202.92	7076.65
4.	Deduction for 15% R.G. (if applicable)	Nil	Nil	Nil
5.	Net area of plot	5873.83	1202.92	7076.65
6.	Addition for FSI purpose (2 above)	1346.35	---	1346.35
7.	Total plot area for FSI purpose (5 + 6)	7220.18	1202.92	8423.10
8.	Max. FSI permissible on Plot	3.00	1.00	3.00 & 1.00
9.	Max. BUA permissible on plot (7X 8)	21660.54	1202.92	22863.46
10.	Rehab BUA	8561.65	---	8561.65
11.	Non Slum plot area	---	---	1202.92
12.	BUA of Passage & Amenity structures	2798.01	---	2798.01
13.	Rehabilitation Component (10 + 12)	11359.66	1202.92	12562.58
14.	Sale Component	11359.66	1202.92	12562.58
15.	Total BUA approved for the Scheme (10+ 14)	19921.31	1202.92	21124.23
16.	Total FSI sanctioned for the scheme. (15/7)	2.76	1.00	2.51
17.	Sale BUA permissible in-situ	---	---	12562.58
18.	Sale BUA proposed to be consumed in-situ	---	---	12534.16
19.	Total BUA proposed to be consumed in-situ (10+18)	---	---	21095.81
20.	FSI proposed to be consumed in-situ	---	---	2.50
21.	No. of slum dwellers to be accommodated	---	Resi.125 Nos. Comm.47 Nos.	---
22.	No. of PAP tenements generated in the Scheme	142 Nos.	---	142 Nos.
23.	Setback area of Proposed 12.00 Mtrs. wide T. P. Road to be handed over to TMC at free of cost	1346.35	---	1346.35
24.	Spill over TDR, if any	---	---	Nil
25.	Amenities provided in the scheme	---	---	Balwadi - 03 Welfare Center- 03 Society Office - 03

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4. That the Architect shall certify the carpet area of rehabilitation tenements and PAP tenements
5. 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 1860 and Indian Evidence Act.1872.
6. Details of land ownership :- As per remarks of Surveyor (TMC), F.P. no. 377 as private plot and Thane Municipal Corporation for area under encroachment by 12.20 Mtrs. wide T.P. road
7. Details to access :- As per remarks Surveyor (TMC), the slum plot for the scheme is deriving access from access from 24.40 Mtrs. wide T.P. Road on the South side of the plot as well as 12.20 mt wide T.P.road on north side of the plot.
8. Details of D.P. remarks:- As per D.P remarks, Executive Engineer/T.D.P.O (TMC), the final plot under reference falls under Residential Zone and is also affected by 24.40 Mtrs. wide T.P. Road on the South side of the plot as well as 12.20 Mtrs. wide T.P.road on north side of plot.
9. The final road set back remarks and joint measurement from TMC Surveyor to that effect will be insisted before granting further CC to Sale Bldg. in the layout
10. As per the provision of sub regulation 13 (B) (i) of Appendix-"S" Regulation 165 of TMC DCR, the Developer has to pay premium at the rate of 25% for the area under T.P. Scheme road admeasuring 1346.35 sq.mt. to TMC.
11. The possession receipt for an area about 135.00 sq.mt for which the possession is not given to the owner of the plot by the TMC will be insisted before granting CC to the sale bldg
12. 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 as decided by the Authority or as decided by SRA/Govt. from time to time.
13. 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.


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


Executive Engineer
Slum Rehabilitation Authority



Dy. Ch. Engineer
Slum Rehabilitation Authority

14. 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.
15. The Amenity Tenements of Balwadi/Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features 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 bldg. handing over / taking over receipt shall be submitted to SRA by the developer.
16. 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.
17. 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.
18. The Developer shall submit various NOCs including that from 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.
19. The NOC from CFO of TMC for Rehab & Sale Bldg. shall be insisted before Rehab CC.
20. NOC from W.S. Dept. of TMC & CFO for swimming pool shall be insisted before granting C.C. of Sale Building.
21. If it is noticed that less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
22. The Developer 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 :-

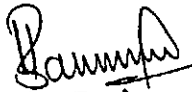
Plot area up to 4000 sq.mt.	->	36 months.
Plot area between 4001 to 7500 sq.mt.	->	60 months.
Plot area more than 7500 sq.mt.	->	72 months.

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

23. The Developer shall register society of all eligible slum dwellers to be re-housed 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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).
29. 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.



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



5
Executive Engineer
Slum Rehabilitation Authority



Dy. Ch. Engineer
Slum Rehabilitation Authority

SRA/ ENG/V.P. No. S2T/6018/14/001

30. 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% of 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.
31. 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.
32. That the rehabilitation component of scheme shall include.
 - a) 125 Nos. of Rehab Residential tenements
 - b) Nil Nos. of R/C tenements
 - c) 47 Nos. Rehab Commercial tenements
 - d) 03 Nos. of Balwadi
 - e) 03 Nos. of Welfare Centre.
 - f) 03 Nos. of Society offices.
 - g) 142 Nos. of PAP tenements
33. That the layout recreation ground shall be duly developed before asking for occupation of sale building.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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) within a period of two weeks from the date of this LOI.

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- 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.

39. That you shall comply with the following:

- a) You shall appoint Project Management Consultant (PMC) with prior approval of Dy. Ch. Eng. (S.R.A.)/E.E.(S.R.A.) for implementation/supervision/completion of S.R. Scheme.
- b) The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c) That the developer shall execute Tri-partite Registered Agreement between Developer, Society and Lift Supplying Company or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation /Composite 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.

- d) The Third Party Quality Auditor (TPQA) shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.)/E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e) That the developer shall install fire fighting system for High Rise Building as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten 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.

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- 3) That the structural design of buildings having height more than 25 meter shall be got reviewed from another registered structural engineer/educational institute.
40. 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.
41. 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.
42. 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.
43. 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.
44. The Arithmetical error/ typographical errors, if any, revealed at any time shall be corrected on either side.
45. 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.
46. 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.
47. That you shall re-house all the additional hutment dwellers, if declared eligible in future by the Competent Authority.
48. 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.
49. 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.

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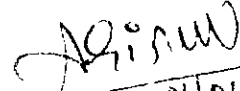
50. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
51. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004, dtd. 14/10/2004.
52. 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.
53. 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.
54. 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.
55. That you shall submit concurrence from Asst. Registrar of Society (SRA), regarding Registration of existing slum society i.e. "Shree Jagannath Co-op Housing Society (Ltd)" (proposed) under SUP before issue of IOA for rehab bldg.
56. 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.
57. 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.
58. That the Developer shall register the said project under RERA Act 2016.

If applicant/ Society/ developer/ contractor is 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.


28/12/17
S.E.(S.R.A.)/A.E.(S.R.A.)

Yours faithfully,


29/12/17
Executive Engineer
Slum Rehabilitation Authority

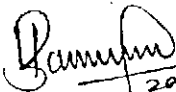

01/01/2018
Chief Executive Officer
Slum Rehabilitation Authority

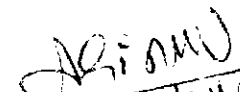
(Hon'ble CEO (SRA) has signed the LOI on dt 12/10/2017.)

Copy to:

- Secy
29/12/17
19/12/17
1. Municipal Commissioner, (TMC)
 2. Deputy Collector-I, Thane(SRA)
 3. Asstt. Commissioner (Uthalsar Prabhag Samitee) (TMC)
 4. I.T. Section (SRA), to publish this LOI on SRA website


28/12/17
S.E.(S.R.A.)/A.E.(S.R.A.)


29/12/17
Executive Engineer
Slum Rehabilitation Authority


01/01/2018
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has signed the LOI on dt. 12/10/2017.)