

(Draft letter of Intent)
THANE MUNICIPAL CORPORATION

SLUM REHABILITATION SCHEME

No. SRS / TMC / TDD

Date :- / / 200

To,

1. Architect :- M/s. Yogesh N. Kelkar & Associates.
2. Owner / Developers :- M/s Anudan Properties Pvt. Ltd.
3. Society :- Jijamata Nagar Grihnirman Sanstha.(proposed)

Sub : - Proposed Redevelopment Scheme on final plot no. 45, T.P.S. No. 1, Panchpakhadi , Thane.

Ref :- _____

Sir

By the direction of commissioner, this office is pleased to issue this "Letter of Intent" to inform you that above proposal is considered and principally approved for grant of F.S.I. in accordance with Appendix 'S' &N.1.5(C) of D.C. Regulations.

01. That you shall hand over total 135nos. of tenements to the T.M.C. for project affected person, each of carpet area 25.09 sq.mts. free of cost. The Agreement to that effect shall be signed & registered as, may be required , by the commissioner.
02. That the carpet area of rehabilitation tenement & P.A.P. tenement shall be certified by the Architect / Licensed Surveyor.
03. That you shall re-house the eligible slum-dwellers as per the list certified by the C.D.O. - T.M.C., allotting the tenement & the shop of area, mentioned in annexure – I, Free of cost, constricting the same as per the specification annexed herewith.
04. That you shall register the Co- operative Housing Society of Slum- Dwellers to be re-housed under slum – Rehabilitation Scheme & project Affected Person (P.A.P.) nominated for allotment of tenement T.M.C. before 1st rehab O.C.
05. That, if required along with the other societies, you shall form a federation of Co-op. societies so as to maintain common amenities such as internal roads, street light, etc.
06. That you shall incorporate the clause in the registered agreement with the Slum- Dwellers & Project Affected Persons from 60' wide T.P. Road, that they shall not sell or transfer the tenements allotted to them under the slum Rehabilitation Scheme to anyone else except the legal heir for a period of (10) ten years from the date of taking over possession, without the prior permission of the commissioner of T.M.C. Clause to this effect shall be incorporated in agreement to be executed with them.
07. That you shall provide transit accommodation to the Slum-Dwellers with requisite amenities, if required to be shifted for construction of the proposed building. Existing amenities shall be maintained in working order till the Slum- Dwellers are re-housed in the proposed rehabilitation tenements.

08. That you shall submit layout & get the same approved before requesting for sanction of plans.

09. That you shall restrict the built up area meant for sale in the open market & built up area of Rehabilitation as per the salient features annexed herewith :

	For Final Plot	For Area of Plot Occupied by Slum	For Area under 60'0" Wide road.
Area of Plot	10909.78 sq.mt	10256.03 sq.mt	2506.75 sq.mt
Deduction for Recreational ground 15%	1636.46 sq.mt	-----	-----
Net Area of Plot	9273.31 sq.mt	10256.03 sq.mt	2506.75 sq.mt
F.S.I. Permissible	1	1.5	2.5
Permissible Built up Area	9273.31.mt	15384.04 sq.mt	6266.87 sq.mt

10. That you shall get the boundaries demarcated and the compound wall shall be constructed before requesting for the C.C beyond plinth level.

11. That you shall accommodate the huts affected along the boundary of the plot demarcated by the staff of the City Survey Office / T.M.C.

12. That you shall get the plans approved for each building, separately with due mention of the Scheme of Rehabilitation of plot under D.C. regulation & with specific mention on the plan of the rehabilitation building / tenements for slum dwellers & P.A.P. that the same are for re-housing of the slum-dwellers & P.A.P. Tenements to be allotted to the T.M.C. shall be hatched in **purple** colour with due mentioned that they are reserved for allotment to P.A.P. nominated by the T.M.C.

13. That you shall submit the N.O.C.s as applicable from the concerned Engr. (SWD), C.F.O., Tree Authority, Railway Authority, Authority of High Tension Power Transmission lines, M.S.E.B. Ltd., if required in the office of the undersigned before requesting for Commencement Certificate or at a stage at which it is insisted upon by the concerned Executive Engineer.

14. That you shall submit the Indemnity Bond Indemnifying the Slum Rehabilitation Scheme & T.M.C./Ex. Engr. against any damage or claimed arising out of any sort of litigation with the Slum-Dwellers or otherwise.

15. That you shall submit the agreement with the photographs of wife & husband on the Agreement with all the eligible Slum-Dwellers before requesting for the Commencement Certificate. The name of the wife of eligible occupier of hut shall be incorporated as joint holder for the tenement to be allotted in the rehabilitation building.

16. That you shall submit detailed phased programme for implementation of the scheme prior to C.C. Architect / Licensed Surveyor shall observe that the work is carried out as per the phased programme approved by the undersigned & you shall regularly submit the quarterly progress report to the undersigned along with photographs & the certificate that the progress is as per the approved phased programme. Even if the progress is nil, report shall be submitted by the Architect / Licensed Surveyor stating reasons for delay.

17. That the tenement proposed for rehabilitation & tenements proposed for P.A.P. shall be shown distinctly on the plans submitted & should be forwarded to A.M.C. of concerned ward to access the Property Tax of the same.
18. That you shall submit the statement of Tenements No. 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 & 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.
19. That the possession of the tenements & shops shall not be handed over to the eligible Slum-Dwellers before transit accommodation is surrendered & all the dues to the T.M.C. / MHADA / Govt. have been cleared & society of the slum dwellers have been registered.
20. That you shall get area under adjacent 60'0" wide D.P.Road admeasuring 2506.75 sq.mt demarcated from D.P./TMC department of Thane Municipal Corporation and hand over to Thane Municipal Corporation free of cost & free of encumbrances.
21. That you shall submit the report from the Govt. Valuer / C.A. regarding the cost of the project for area under 60'0" wide D.P.Road along with an undertaking. If the estimated profit is in excess of stipulated limit of 25%, then it is binding on you to hand-over & equivalent area of constructed tenements of area 270 sq.ft. to T.M.C. free of cost or to deposit additional profit to T.M.C.
22. That the Rehabilitation Components of Scheme shall include :

A.)FOR T.P. ROAD

a. Total Tenements	:	121	Nos.
c. P.A.P. Tenements			
A. P.A.P. required	:	7	Nos.
B. P.A.P. Additional	:	7	Nos.
Total P.A.P. Tenements	:	135	Nos.

A.)FOR PLOT

a. Residential Tenements	:	328	Nos.
b. Commercial Tenements	:	9	Nos.
Total	:	337	Nos.

Preliminary eligibility list is prepared by C.D.O of Thane Municipal Corporation. Suggestions/objections for this list are invited by T.M.C. Any changes as per final eligibility list shall be incorporated in the scheme. It will be obligatory upon you to accommodate all the eligible slum dwellers on the plot as per final eligibility list. If required, the L.O.I, annexure & the plans shall be revised as per final eligibility list.

23. That the layout of recreation ground Admeasuring 872.78 sq.mts. shall be duly developed before asking for the first O.C.

24. That the quality of construction work of the building shall be strictly monitored by the concerned Architect / Licensed Surveyor / Site Supervisor / Structural Engineer & report on quality of work carried out shall be submitted before asking for the Occupation Certificate.
25. The separate P.R.Card for road area / Set-back Area, net plot shall be obtained & submitted before asking for Occupation Certificate.
26. That this letter of intent gives no right to avail of extra F.S.I. granted under D.C. Regulations upon land which is not your property.
27. That the Arithmetical error if any revealed at any time shall be corrected on either side.
28. That this letter of Intent shall be deemed to be cancelled in case any of the documents submitted by the Architect / or Owner / Society are found to be fraudulent and / or misappropriates.
29. That you shall pay Development charges / Premium / Open land tax etc. as per charges fixed by the Thane Municipal Corporation, separately for sale built up area as per the prevailing rules of the Thane Municipal Corporation.
30. That this letter of Intent is valid for a period of 6 months from the date of issue. However, the L.O.I. will remain in force till the estimated project period if sanction/ C.C are obtained. In case the proposal is rejected for any reasons, the L.O.I. will become invalid.
31. That you shall display the details of L.O.I., on at least two News paper & Notice Board of the Society and on T.M.C.'s website inviting objection if any regarding the same within a period of 1 month from the date of issue of the L.O.I. and confirmation from C.D.O. regarding display shall be submitted.
32. That you shall submit following registered undertaking :
 - a) That you shall deposit advanced tax amounting to Rs. 10,000/- & 50,000/- for residential & commercial Slum- Dwellers & P.A.P. Tenements respectively in following installment:-
 - I) Before plinth C.C. of sale building – 50%
 - II) Before O.C. of rehab building – 50%
 - b) That you should deposit amount of Rs. 5,000/- for each Rehab tenement & P.A.P. tenements towards Corpus fund of the society & the same should be deposited in the following installments :-
 - I) Before 1st rehab O.C. – 50%
 - II) Before final rehab O.C. – 50%
33. Commissioner reserve right to relax / amend / add any of the condition above for smooth implementation of scheme.
34. Before demolition of hutments & prior to C.C. of the work, necessary N.O.C. of concerned departments should be submitted for "No Dues" from Water , Tax & Estate Dept.

35. That C.C. will not be given to sale component prior to approval of plinth of first Rehab component and thereafter it shall be observed that the work of Rehab component is always two steps ahead of that of sale component.
36. That all the conditions mentioned in the consent terms of High Court in the W.P. no. 84/6/03 for the said plot shall be binding upon you.
37. That you shall submit the plans for proposed development as per Appendix 'S' & 'N' with clear distinction of permissible F.S.I as per respective rules.
38. That you have to rehabilitate all the eligible slum dwellers from the plot in the said scheme and it is also mandatory for you to either rehabilitate or evict the ineligible hutment dwellers from the said plot at your risk & cost.
39. That you have to include hutment dwellers from the area under 60'0" wide T.P.Road into your proposed scheme.
40. That you have to restrict your profit margin upto 25% for development of area under 60'0" wide T.P.Road & for F.S.I. up to 1.50 on final plot.
41. You shall get the structural plans for proposed development verified by VJTI/IIT or similar authorities. Certification from such 3rd party shall be submitted prior to C.C & O.C. of the scheme.
42. You have to handover the 135 no. of P.A.P. to Thane Municipal Corporation free of cost.
43. The profit & loss account of the scheme as per appendix 'N' & 'S' are enclosed herewith. These shall be revised as per prevailing rates & policies at the time of sale C.C.

If you agree to all these conditions you may submit the proposal for approval of plans, consuming full sanctioned F.S.I., separately for each building, in conformity within three months with D.C. Regulation in the office of the undersigned.

Draft L.O.I. submitted for approval.

Yours Faithfully,

Executive Engineers,
T.M.C. Thane.

Copy to

1. Hon. Commissioner – T.M.C.
2. Hon. Collector – Thane.
3. C.E.O. MHADA
4. Dy. Municipal Commissioner – H.Q. / Concerned wards
5. Assistant Municipal Commissioner ward, T.M.C.- Thane.
6. Dy. City Engineer, T.D.O., T.M.C. – Thane.
7. Samaj Vikas Adhikari.