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झोपडपट्टी पुनर्वसन प्राधिकरण

५ वा मजला, गृहनिर्माण भवन,

वांद्रे (पूर्व), मुंबई - ४०० ०५१. फॅक्स : ९१-२२-२६५९०४५७

दूरध्वनी : ०२२-२६५९०५१९ / ०४०५ / १८७९ / ०९९३

Email : info@sra.gov.in

निर्देश पत्र - अ

विषय :

सिमांतुन मेजनी बाबत :

फाईल क्रमांक : झोपुप्रा / म.श्रु / कुअरि ७ / सिमांतुन
शमगड / २०११ / १८३.

विभाग

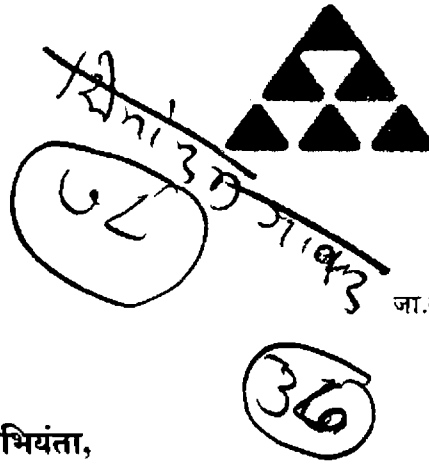
म.श्रु-निशाता.

संदर्भ :

दिनांक	कोणाला पाठविले	टीपा व सूचना
१०/०९/२०११	मा. उप मुख्य अभि. झोपुप्रा	

दिनांक	कोणाला पाठविले	टीपा व सूचना

0/c



झोपडपट्टी पुनर्वसन प्राधिकरण

प्रशासकीय इमारत, अनंत काणेकर मार्ग
वांद्रे (पुर्व), मुंबई-५१.

Email : info@sra.gov.in

जा.क्र. झो.पु.प्रा./न.भू./कार्या-१/टे-१/सिमांकन/रामगड/२०११/ 9/3

दिनांक : 7 JUN 2011

18/6/11

प्रति,
मा. उपमुख्य अभियंता,
झोपडपट्टी पुनर्वसन प्राधिकरण.

विषय :- सिमांकन मोजणी बाबत.

फोर्ट विभाग, मुंबई शहर, भूकर क्र. १४५७पै, मिळकतीवरील रामगड एस.आर.ए. सह. गृह. संस्था.

संदर्भ :- अधीक्षक सेंट जॉर्ज रुग्णालय, मुंबई -१ यांचे कडील पत्र क्र सेंजॉरु/सा.वा./मोजणी सिमांकन/५०१०-१८/११ दि. ३/६/२०११.

महोदय,

फोर्ट विभाग, मुंबई शहर, भू.क्र. १४५७पै, मिळकतीवरील रामगड एस.आर.ए. सह. गृह. संस्थेम प्राधिकरणा कडील आशयपत्र क्र SRA/ENG/१९८१/A/STGL/LOI दि. १४/०१/२०११ अन्वये योजनेस मंजूरी देण्यात आलेली आहे. त्या नुसार योजनेचे वास्तुविशारद मे. रिहँव आर्किटेक्ट प्रा.लि. यांनी सिमांकन मोजणीचा प्रस्ताव मा. अधीक्षक नगर भूमापन व भूमि अभिलेख, मुंबई शहर यांना पाठविणे कामी इकडील विभागाकडे दि. २/२/२०११ च्या पत्रान्वये विनंती केली होती. त्यानुसार इकडील विभागाचे पत्र क्र. झोपुप्रा/ नभूअ/कार्या-१/टे-१/रामगड/सिमांकन/ २०११/ ७८/ दि. १०/३/२०११ अन्वये मा. अधीक्षक नगर भूमापन व भूमि अभिलेख, मुंबई शहर यांना सदर योजनेच्या सिमांकन मोजणी बाबतची कार्यवाही करणे करीता कळविण्यात आले होते. त्या नुसार त्याचे सिमांकन मोजणीची कार्यवाही बाबत सेंट जॉर्ज रुग्णालयाचे अधीक्षक यांनी संदर्भिय पत्रान्वये कळविले आहे की, भूकर क्र. १४५७ पै मिळकतीवरील रामगड वसाहतीचे त्याच जागेवर पुनर्वसन न करण्याबाबतची वस्तुस्थिती दर्शक माहिती मा. अधीक्षक नगर भूमापन व भूमि अभिलेख, मुंबई शहर यांना या पुर्वीच कळविली आहे. त्या नुसार सिमांकन मोजणी कामी हरकत नोंदविण्यात आली आहे.

सदर प्रकरणी मा. अधीक्षक, सेंट जॉर्ज रुग्णालय, मुंबई यांनी घेतलेल्या हरकती बाबत आपले स्तरावर योग्यती कार्यवाही करणे करीता संदर्भिय पत्राची प्रत सोबत पाठवित आहे.

(Handwritten signature)
17/6/2011

नगर भूमापन अधिकारी,
झोपडपट्टी पुनर्वसन प्राधिकरण.

(Handwritten signature)
Raut

जा.क्र. सेंजोरु/सा.बा./मोजपी सिमांकन/
अधिकाक यांचे कार्यालय,
सेंट जॉर्जस रुग्णालय, मुंबई - १.
दिनांक :- ३.६.२०११

५०३०-१२९
/११

प्रति,
सहाय्यक अधिकाक,
नगरभूमापन अधिकाकरी,
क्र. १/२, मुंबई महार,
जूषे जकरत घर म्हादिद भगतसिंग रोड,
फोर्ट मुंबई-१

विषय:- जमीन मुंबई महार
मोजपी /सिमांकन करणेबाबत

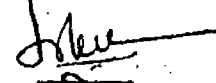
संदर्भ:-आपले पृष्ठांकन क्र सीएसएसआ/एसअॅन्डएलआर-टि-मोजपी
सिमांकन/३७१८(क) दि.२४.५.२०११

२)या कार्यालयाचे पत्र क्र सेंजोरु/सा.बा./मोजपी सिमांकन/४६२३-३१/११
दि.२७.५.२०११

महोदय,

आपले उपरोक्त पत्राच्या पृष्ठांकनात दिलेल्या सुचनेनुसार शूकर क्र १४५७ चा भाग
बोनचा महाराष्ट्र शासनाचे बतीने कब्जेदार अधिकाक सेंट जॉर्जस रुग्णालय, मुंबई हे आहेत त्यांच्या बतीने या
रुग्णालयाचे कर्मचारी श्री.एल. टी.भंडारे, कार्यालयीन अधिकाक श्री सं.ना.जाधव, कनिष्ठ लिपिक हे
दि.३.६.२०११ रोजीचे भूमापन सिमांकन प्रसंगी प्रतिनिधी म्हणून पाठविण्यात आले होते.तशी नोंद
पंचनाम्यात झालेली आहे.सबर भूभागावर वसलेल्या रामगड वसाहतीचे त्याच जागेवर पुनर्वसन न
करण्याबाबतची वस्तुस्थिती दर्शक माहिती या कार्यालयाने आपलेकडे उपरोक्त संदर्भ छु वरील पत्राद्वारे
कळविले आहे.त्यानुसार या कार्यालयाच्या आजचे दिनांक रोजीचे हरकतीची नोंद घेण्यात यावी,ही विनंती.

आपला विश्वासू


अधिकाक

सेंट जॉर्जस रुग्णालय, मुंबई-१

प्रत:-

- १)नगरभूमापन अधिकाकरी झोपडपट्टी पुनर्वसन प्राधिकरण प्रशासकिय इमारत अनंत कापेकर मार्ग बांदे.
- २)सहा.अभियंता (मॅटेमॅस रोड) मुंबई महानगर पालिका जे वॉर्ड फोर्ट मुंबई - १
- ३)डेप्युटी जनरल मॅनेजर, एम.टी.एन.एल.फाऊंटन बिल्डिंग नं १ ७वा मजला एम जी रोड मु-१
- ४)मा.संचालक वैयकिय शिक्षण व संशोधन, मुंबई-१
- ५)मुख्य अधिकाक, रेल्वे सर्व्हट क्वाटर्स कमर्सिअल डिपार्टमेंट २ रा मजला चर्चगेट मुंबई
- ६)गाडगे महाराज मिशन ट्रस्ट सेंट जॉर्जस रुग्णालय आवार, मुंबई-१
- ७)मा.अधिष्ठाता, सर ज जी समूह रुग्णालये, मुंबई-८
- ८)मा.सचिव वैयकिय शिक्षण व औषधी द्रव्ये विभाग मंत्रालय मुंबई यांचेकडे शासन नस्ती

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झोपडपट्टी पुनर्वसन प्राधिकरण

दिनांक 15 JUN 2011

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INSTITUTIONAL FINANCIAL SERVICES
UNIVERSITY OF CALIFORNIA

churchgate



झोपडपट्टी पुनर्वसन प्राधिकरण

प्रशासकीय इमारत, अनंत काणेकर मार्ग
वांद्रे (पुर्व), मुंबई-५१.

Email : info@sra.gov.in

जा.क्र. झो.पु.प्रा./न.भू.अ./कार्या-१/टे-१/रामगड/सिमांकन/२०११/१०८

दिनांक : 10 MAR 2011

प्रति,
मा. अधीक्षक नगर भूमापन व भूमि अभिलेख,
मुंबई शहर.

विषय : सिमांकन करणे बाबत.

फोर्ट विभाग, मुंबई शहर भूकर क्र. १४५७पै येथील रामगड एस.आर.ए.
सहकारी गृहनिर्माण संस्था.

संदर्भ : मे. रिहॅब आर्किटेक्ट प्रा. लि. यांचा दि. ०२/०२/२०११ रोजीचा अर्ज.

उपरोक्त विषयावरील मे. रिहॅब आर्किटेक्ट प्रा. लि. यांच्या दि. ०२/०२/२०१० रोजीच्या पत्राच्या अनुषंगाने आपणास कळविण्यात येते की, फोर्ट विभाग, मुंबई शहर भूकर क्र. १४५७पै येथील रामगड एस.आर.ए. सहकारी गृहनिर्माण संस्थेस प्राधिकरणाकडून आशयपत्र (LOI) देण्यात आले आहे. प्रकरणी अर्जदाराने परिशिष्ट-२ सोबतच्या झोपड्या स्थित नकाशाचे आधारात प्रत्यक्ष जागेवर सिमांकन केल्याचा दाखला दिला असून त्या नुसार प्रस्तुत जमिनीची सिमांकन मोजणी करून येणाऱ्या क्षेत्राचा भूकर क्रमांक निहाय तपशिल अक्षरी व अंकी या दोन्ही मध्ये नमुद करून टिपासह मोजणी नकाशाच्या दोन साक्षांकित प्रती प्राधिकरणास लवकरात लवकर पाठवाव्या. हि विनंती.

सोबत : १) दि.१४/०१/२०११ च्या आशयपत्राची (LOI) प्रत.

२) वास्तुविशारदाचा सिमांकनाचा दाखला.

महेश त्रि. इंगळे
10/3/11

(महेश त्रि. इंगळे)

नगर भूमापन अधिकारी,
झोपडपट्टी पुनर्वसन प्राधिकरण.

प्रत : महितीसाठी व पुढील कार्यवाहिकरीता

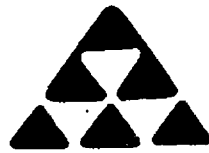
मे. रिहॅब आर्किटेक्ट प्रा. लि.

विशाल, एस. के. बोले रोड,

दादर, मुंबई २८.

Received 11/27
10/3/11

Raut



Slum Rehabilitation Authority

Administrative Building,
Anant Kanekar Marg,
Bandra (East) Mumbai-51
Email: info@sra.gov.in

No.:SRA/ENG/1981/A/STGL/LOI

Date: **11 4 JAN 2011**

To,

1. Architect : Shri G. L. Pangam
of M/s. Rehab Architects Pvt. Ltd.
Vishal, S.K. Bhole Road,
Dadar, Mumbai - 400 028.
2. Developers : M/s. Noble Enterprises.
2, Prathna Co. Op. Hsg. Society,
N. M. Kale Marg, Agar bazaar,
Dadar (W), Mumbai - 400 028.
3. Society : Ramgad Co-op. Hsg. Society (Prop.)
C.S. No. 1457 (pt.), of Fort Division,
St. George Hospital Compound, P.
D'mello Road, Fort, Mumbai - 400 001.

Sub: Proposed Slum Rehabilitation Scheme on plot bearing
C.S. No. 1457 (pt.), of Fort Division, St. George Hospital
Compound, P. D'mello Road, Fort, Mumbai - 400 001,
for "Ramgad Co-op. Hsg. Society (Prop.)"

Ref.: SRA/ENG/1981/A/STGL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. No. 1457 (pt.), of Fort Division, St. George Hospital Compound, P. D'mello Road, Fort, Mumbai -400 001, this office is pleased to inform you that this **Letter of Intent** is considered and principally approved for the sanctioned **FSI** of **1.633** (One Point Six Three Three only) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of **1.6625** shall be allowed to be consumed on the plot, subject to the following conditions.

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TRUE-COPY
For MCGM/SRA-SUBMISSION ONLY

N G Pangam.
REHAB ARCHITECTS PVT. LTD.

14 JAN 2011

1. That you shall hand over 56 number of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 25.00 sq.m. 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.
2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 02 Balwadi, 02 Welfare Centre & 02 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall re-house the eligible slum dwellers as per the list certified by the Dy. Collector (Enc. & Removal) and Competent Authority, Colaba Division, by allotting them residential tenements of carpet area of 25.00 sq. mt. and / or residential-cum-commercial of carpet area of 25.00 sq. mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq. mt., whichever is less, free of cost and constructing the same as per building specifications/norms/building bye-laws.
5. That you shall register society of all slum dwellers to be re-housed under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority before issue of IOA.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone 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).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities

14 JAN 2011

9

shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.
10. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
11. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building.
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted alongwith layout plan or before issue of C.C. for 1st Rehab Bldg.
13. That you shall not block existing access 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.
14. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
15. That you shall get D. P. Road/set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.

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16. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Dept. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
17. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.
18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

Sr. No.	Description	Area in sq. mt.
1	Area of slum plot	3944.86
2	Plot area for FSI	3944.86
3	Max. FSI permissible on plot	1.6625
4	Max. BUA permissible on plot	6558.32
5	Rehab BUA	3330.39
6	Passage area & Amenity structure area	820.46
7	Rehabilitation component	4150.85
8	Sale component permissible	3113.13
9	Total BUA sanctioned for project	6443.52
10	FSI sanctioned for Project	1.633
11	Sale in situ BUA proposed	3113.13
12	Total BUA proposed in situ	6443.52
14	Nos. of slum dwellers to be re-accommodated	54 Nos.
15	Nos. of PAP generated in the scheme	56 Nos.
17	Area of buildable reservation (i.e. Telephone Exchange Bldg.) to be surrendered	591.72

19. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C of sale building.
20. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
21. 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 No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority i.e. MCGM.
22. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).
 - (1) A.A.& C "A" Ward
 - (2) H.E.
 - (3) Tree Authority,
 - (4) Dy. Ch. Eng.(SWD) City
 - (5) Dy. Ch. E. (S.P.) (P & D)
 - (6) Dy. Ch. Eng. (Roads) City
 - (7) P.C.O.
 - (8) B.S.E.S.
 - (9) M.T.N.L. - Mumbai
23. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
24. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be

incorporated with joint holder of the tenement to be allotted in the rehabilitation building.

25. That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
26. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of 'A' ward to assess the property tax.
27. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared. Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.
28. In case of S.R. Scheme on State Govt. /MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
29. That the rehabilitation component of scheme shall include.
 - a) 54 Numbers of Residential tenements
 - b) 02 Numbers of Balwadi
 - c) 02 Numbers of Welfare Centre
 - d) 02 Numbers of Society office
 - e) 56 Numbers of PAP

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

30. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building.
31. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at

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the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.

32. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D.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.
33. 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. In the event of any deviation in the area of the plot during plot demarcation by D.D.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 1.6625.
34. That No objection Certificate from respective Land Owning Authority i.e. Dy. Collector (Enc. & Removal) and Competent Authority, Colaba Division, shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).
35. That necessary formality for executing lease agreement shall be initiated by COLLECTOR for leasing the plot and lease documents shall be executed.
36. This Letter of Intent gives no right to avail of extra FSI granted under D.C.Regulation 33 (10) upon land, which is not your property.
37. That the Arithmetical error if any revealed at any time shall be corrected on either side.
38. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
39. That you shall pay total amount of Rs. 22,80,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 10,05,365/- { i.e. @ Rs.840/- (City) per sq. mt.} towards Infrastructural Development charges.
40. That you shall pay development charges as per Clause 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.

41. 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.
42. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
43. 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 Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the 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 Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
44. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
 - i. After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
 - ii. As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
 - iii. At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
45. 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.
46. 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.
47. 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.

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48. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
49. a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure - II shall be displayed by the developer/society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.
- b) 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.
- c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).
- d) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 60 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file 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.

50. The Developer/Society shall pay premium at the rate of 25% in terms Ready Reckoner as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on land belonging to

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Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in the Govt. Order u/no. झोपुयो २००८/प्र.क्र.२३६/झोपसू-१ दिनांक ०२/०७/२०१०.

51. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
52. That if the IOA/CC are not obtained within stipulated validity period then the developer/society is liable to pay compound interest in respect @ 10% on amount payable.
53. That the conditions mentioned in certified Annexure II issued अजि/मुंश/पथक/१/कक्ष-२/कावि/५५४/०९/ जाक्र ७१७, dtd. 03/12/09, of shall be complied and compliances thereof shall be submitted to this office.
54. Following conditions to be complied before approval of plans (IOA) for the Plot affected by CRZ -II
 - a) That the Developer shall submit NOC from MCZMA / MOEF from CRZ point of view, as the case may be.
 - b) That the Developer shall submit Indemnity Bond / Undertaking from CRZ point of view.
 - c) That the Developer shall submit specific demarcation of HTL from respective agency appointed by MCZMA/MOEF.
 - d) That Developer shall submit the report from Govt. approved Valuer regarding the cost of Project & justification for allowing the development for plot in CRZ.
55. That you shall appoint Project Management Consultant with prior approval of Dy. Ch. Eng. (SRA) / CEO (SRA) for supervision/ completion of rehab and sale bldg. in S.R. Scheme.
56. That you shall appoint Third Party Quality Auditor with prior approval of Dy. Ch. Eng. (SRA) / E.E. (SRA) for implementation / supervision of S.R. Scheme.
57. 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.
58. The separate mutation entry for the right of way shall be reflected in the P.R. Card before obtaining C.C. for the Rehab Bldg.
59. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008, before issue of IOA of 1st building.

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60. That IOA for first rehab building will be granted after compliance of Condition No. 49.
61. That you 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.
62. That you shall submit the concurrence & NOC from St. George's Hospital from Health Department Govt. of Maharashtra before of IOA to the rehab bldg.
63. That you shall submit the concurrence of the concerned authority i.e. MTNL for planning, location and specification the competent authority i.e. MTNL, before approval of plans.
64. 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 Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
65. That you shall submit the clearance from Heritage conservation Committee before approval of IOA of rehab bldg.
66. That you shall submit the specific remarks /NOC from MMRDA and conformation of boundaries as per 21 mtr. R.L. alignment by getting plot boundaries demarcated from SLR in consultation with MMRDA/Highway Authority/Mumbai Road Development Authority before approval of IOA of rehab bldg
67. That you shall submit the specific remarks /NOC from E.E. (B.P.)-City before approval of IOA of rehab bldg.
68. That you shall submit the remarks from E.E.(T&C) M.C.G.M. for parking layout plan before granting approval to the Sale building.
69. That you shall submit the remarks from Ch. Eng. (M & E), MCGM for artificial light & ventilation before C.C. to rehab bldg.
70. That you shall submit the remarks from Geologist and Structural Engineer specialised in excavation/construction of basement before plinth C.C. to the sale bldg.
71. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by

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the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,



Deputy Chief Engineer
Slum Rehabilitation Authority

Certificate No.

RAPL/NE/RC/11/24

February 1, 2011



REHAB ARCHITECTS PVT. LTD.
ARCHITECTS & PROJECT MANAGEMENT CONSULTANTS
VISHAL, S. K. BOLE ROAD, DADAR, MUMBAI-28
TEL. : 24373601, 24370473, FAX : 24373993

Plot Boundary Demarcation Certificate

It is hereby certified that Annexure II is issued by Dy. Collector, Mumbai City Colaba Division. Mumbai for SRA Scheme on plot bearing C.S No. 1457 (pt.) of Fort Division, St. George Hospital Compound, P. D'Mello Raod, Fort, Mumbai 400 001. for slum known as "Ramgad Co-op. HSG. Society (Prop)" vide their letter no अजि/मुंरा/पथक-१/कस-२/कावि६४/१० dated ४.०२.२०१० They have also given slum plan & its boundaries. We have marked the plot boundaries on site through surveyor M/s. S. P. Enterprises as per the slum plan & now intend to get the same verified through city survey office.

Thanking You,

Yours Very Truly,

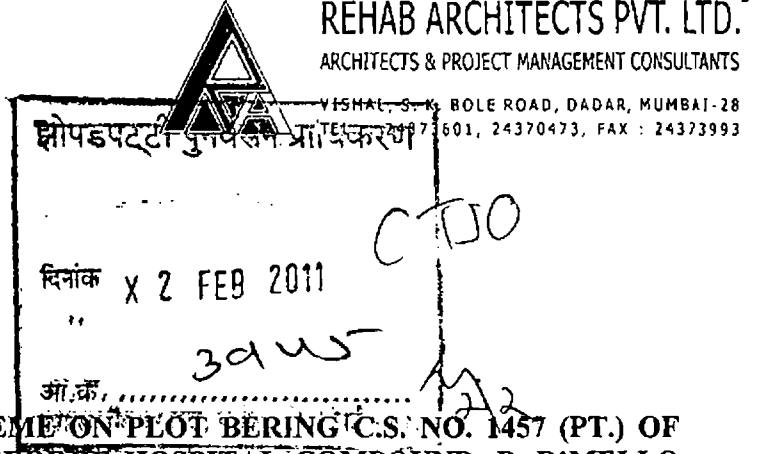
N G Pangam
For REHAB ARCHITECTS PVT. LTD.

Letter No.

RAPL/NE./RC/11/20

February 1, 2011

City Survey Office.,
Slum Rehabilitation Authority,
Aanant Kanekar Marg,
Bandra (E), Mumbai 400 051



RE : PROPOSED SRA SCHEME ON PLOT BERING C.S. NO. 1457 (PT.) OF FORT DIVISION, ST. GEORGE HOSPITAL COMPOUND, P. D'MELLO ROAD, FORT, MUMBAI 400 001. FOR "RAMGAD CO-OP. HSG. SOCIETY (PROP)".

REF : DEMARCATION OF PLOT BOUNDSRIES BY CITY SURVEY OFFICE.

SRA/ ENG/ 1981/A /STGL/ LOI DATED 14.01.2011

Dear Sir,

In connection with the above and on behalf of our clients, M/s. Noble Enterprises, we have request you to kindly depute you staff for demarcation of plot at site as per LOI condition no. 19.

Necessary fees if any shall be paid by our clients on demand.

Your kind co-operation in the above matter shall be appreciated.

Thanking you,

Yours Very Truly,

NG Pangam

For REHAB ARCHITECTS PVT. LTD.

- Encl. as above 1) Certified Xerox copy of LOI dated 14.01.2011
2) Plot Boundary Demarcation certificate by Architect.
3) Xerox copy of Slum Plan.

C.T.S.O-46/
33/02/2011

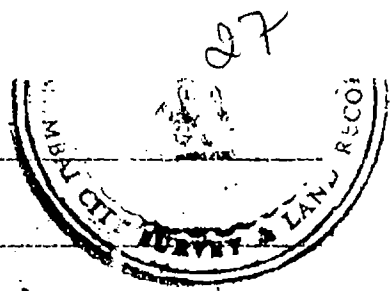
@
3/2/11

2

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds/Mts.	7. Laughton's Survey No.	8. Collector's New No. (Collector's Rent Roll No.)
71	JUNCTION OF FRERE RD. & ST. GEORGES ROAD		1457		SQ. YARDS (78509.00) * 55.5 (78553.5) SQ. METERS 65680.75 VIDE * - 5555.00 COL. 17 60125.75	PART OF 1/8483, 1/8480 & 1/8481	
9. Government due to Govt.		10. Name of Person in Possession		11. Mode of Acquisition by Government		12. Resolution No. Date	
(A)-THE SECRETARY OF STATE FOR INDIA IN COUNCIL, (EUROPEAN GENERAL HOSPITAL IN CHARGE OF THE EXECUTIVE ENGINEER PRESIDENCY)		(B)-ST. GEORGE'S HOSPITAL.		- NIL -		- NIL -	
13. Original Grant from Govt., if any			14. Lease from Public Body or Fawinder			15. Ground Rent due to Public Body or Fawinder	
- NIL -			- NIL -			- NIL -	
17. Remarks							
<p>← AREA 55.5 SQ. YDS. DEDUCTED FROM THE ORIGINAL AREA AND THE SAID AREA TO BE GIVEN ON LEASE TO BEST UNDERTAKING (THE MUNICIPAL CORPORATION OF GREATER BOMBAY). VIDE LRD - 2364. SD/-8-7-55 SUPDT.</p> <p>← A PORTION OF LAND AN AREA 5555.00 SQ. METERS HAS BEEN EXCHANGED IN BETWEEN C.S. NOS. 1454 AND 1457 OF THIS DIVN. AS PER GOVT. IN REVENUE & FOREST DEPT. RESOLUTION NO. LBL-2586/88560/CR-609/J-2 DT. 30-9-1996 POSSESSION ON 6-7-2001. REF:-COLLECTOR'S MEMO NO. CSLR/REV-2/LND-3118 DT. 20-11-2001 VIDE M.R. NO. 89/2001 VIDE SD/-20-11-2001, SD/-20-11-2001 ASSTT. SUPDT.</p> <p>THE ABOVE ENTRY HAS BEEN CANCELLED AND SHOWN AGAINST C.S. NO. 2/1457 OF THIS DIVN. AS PER ASSTT. SUPDT'S ORDER DT. 29-7-2002 VIDE M.R. NO. 21/2002 SD/-3-8-02 H.S., SD/-3-8-2002 ASSTT. SUPDT.</p>							

TRUE COPY
 For MCGM/SEA-SUBMISSION ONLY
 REHAB ARCHITECTS PVT. LTD.





17. Reports

S.FDR C.S.NO.1/1497 SEE PAGE NO.82 OF THIS VOL.

57 PL.SEE PAGE NO.88 OF THIS VOL.

MUKESH MALDE
d: 16/05/2008
+++1000.00
e: 116505820084

16 MAY 2008

(Rectangular "[]" Brackets shows entry Deleted)

Note :- This is a true copy of the extract of C.S.Register which forms part of this original record and the area of the property referred to therein is 60125.75 Sq. meters.

(SIXTY THOUSAND ONE HUNDRED TWENTY FIVE POINT SEVENTY FIVE sq. mtrs. ONLY)

Which has been verified with the original record and found correct.

Superintendent
Mumbai City Survey and Land Records





झोपडपट्टी पुनर्वसन प्राधिकरण

प्रशासकीय इमारत, अनंत काणेकर मार्ग
वांद्रे (पुर्व), मुंबई-५१.

Email : info@sra.gov.in

जा.क्र. झो.पु.प्रा./न.भू.अ./कार्या-१/टे-१/रामगड/सिमांकन/२०११/७६

दिनांक : 10 MAR 2011

प्रति,

मा. अधीक्षक नगर भूमापन व भूमि अभिलेख,
मुंबई शहर.

विषय : सिमांकन करणे बाबत.

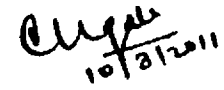
फोर्ट विभाग, मुंबई शहर भूकर क्र. १४५७वै येथील रामगड एस.आर.ए.
सहकारी गृहनिर्माण संस्था.

संदर्भ : मे. रिहॅब आर्किटेक्ट प्रा. लि. यांचा दि. ०२/०२/२०११ रोजीचा अर्ज.

उपरोक्त विषयावरील मे. रिहॅब आर्किटेक्ट प्रा. लि. यांच्या दि. ०२/०२/२०१० रोजीच्या पत्राच्या अनुषंगाने आपणास कळविण्यात येते की, फोर्ट विभाग, मुंबई शहर भूकर क्र. १४५७वै येथील रामगड एस.आर.ए. सहकारी गृहनिर्माण संस्थेस प्राधिकरणाकडून आशयपत्र (LOI) देण्यात आले आहे. प्रकरणी अर्जदाराने परिशिष्ट-२ सोबतच्या झोपड्या स्थित नकाशाचे आधारात प्रत्यक्ष जागेवर सिमांकन केल्याचा दाखला दिला असून त्या नुसार प्रस्तुत जमिनीची सिमांकन मोजणी करून येणाऱ्या क्षेत्राचा भूकर क्रमांक निहाय तपशिल अक्षरी व अंकी या दोन्ही मध्ये नमुद करून टिपासह मोजणी नकाशाच्या दोन साक्षांकित प्रती प्राधिकरणास लवकरात लवकर पाठवाव्या. हि विनंती.

सोबत : १) दि.१४/०१/२०११ च्या आशयपत्राची (LOI) प्रत.

२) वास्तुविशारदाचा सिमांकनाचा दाखला.



(महेश त्रि. इंगळे)

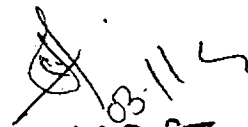
नगर भूमापन अधिकारी,
झोपडपट्टी पुनर्वसन प्राधिकरण.

प्रत : महितीसाठी व पुढील कार्यवाहिकरीता

मे. रिहॅब आर्किटेक्ट प्रा. लि.

विशाल, एस. के. बोले रोड,

दादर, मुंबई २८.



उपरी लिपीक
मुंबई शहर जिल्हा

न.स.सिंग नार्ग

पुणे प.स.स.
०२८. मुंबई ४०० ००९