

वांद्रा (पुर्व), मुंबई-५१. फॅक्स:९१-२२-२६५९०४५
दूरध्वनी: ०२२-२६५९०५१९/०४०५/१८७९/०९९
Email : info@sra.gov.in

क्र. झोपडपट्टा/नभूअ/सिमांकन/कावि-९२/२००७,
दि:- 4 MAY 2007

प्रति,
नगर भूमापन अधिकारी,
बोरीवली,

विषय :- हद्दकायम मोजणी करणेबाबत.

न भू.क्र. १२८. अ/४ (पै)
मौजे कांदिवली, ना. बोरीवली
श्री रेणुका सह. गु. नि. संस्था (नि)

संदर्भ :- मे. शंतनू राणे अँड असोसिएटस् यांचा दि. १६.०४.२००७
रोजीचा अर्ज.

उपरोक्त विषयावरील मे. शंतनू राणे अँड असोसिएटस् यांचा दि. १६/०४/२००७ रोजीच्या पत्राच्या अनुषंगाने आपणांस कळविण्यात येते की, सदरचे प्रकरण ४० लाख झोपडपट्टी वासीयांना मोफत घर देण्याच्या योजनेतील आहे. त्यास प्राधान्य देण्याचे शासनाने धोरण लक्षात घेऊन प्रस्तुत जमिनीचे सिमांकन करून येणाऱ्या क्षेत्राचा तपशिल अक्षरी व अंकी या दोन्ही मध्ये नमुद करून मोजणी नकाशासह प्राधिकरणास लवकरात लवकर पाठविण्यात यावा. तसेच मोजणीची निश्चित होणारी तारीख या कार्यालयास कळविण्यात यावी.

सोबत: संदर्भित पत्राची व दि. २०/०२/२००७ रोजीच्या एन. आ. आय. ची छायांकित प्रत जोडली आहे.

नगर भूमापन अधिकारी (प्रभारी)
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रत :-

माहितीसाठी व पुढील कार्यवाहीकरीता
मे. शंतनू राणे अँड असोसिएटस्, कोटेश्वर पॅलेस, गरवारे हाऊस जवळ, अंधेरी (पू), मुंबई - ६९.

Issued

Date 4 MAY 2007



ARCHITECTS AND INTERIOR DESIGNERS

Main Office: 16, Koteshwer Palace, Near Garware House, Andheri - (E), Mumbai - 69.
Tel: 2683 2180, 26841413 Mobil: 9820440606 Email: srarchitects@hotmail.com
Regd No. CA/98/22684

श्रीपडनेहोपुमकेन न. जा. म. स. ए.
मुंबई
दिनांक 16 APR 2007
ज.क्र.: 1899A
श्रीनिर्माण भवन, दान्द्रे (पूर्व), मुंबई 400 042.

D: 16/04/2007

प्रति,
नगर भूमापन अधिकारी
झोपडपट्टी पुनर्वसन प्राधिकरण
बांद्रा पूर्व

विषय : हद्दकायम मोजणीबाबत.

भूकर क्र. १२८ अ/४ ऑफ व्हिलेज कांदीवली, रेणूका नगर, लिंक रोड,
डहाणूकरवाडी कांदीवली प. मुंबई रेणूका नगर को. ऑप. हौ. सोसायटी
नियोजित

महोदय,

उपरोक्त विषयानुसार आपणास विनंती करण्यात येते की, सदर प्रकल्पाचा एल.ओ.आय. प्राप्त झाला असून प्रस्तुत प्रकल्पाच्या जमिनीचे सिमाकन करून येणा-या क्षेत्राचा तपशिल मोजणी नकाशासह प्राप्त व्हावा ही विनंती.

आपला विश्वासू

(शंतनू राणे)

शंतनू राणे आणि असोसिएट्स

सोबत : प्रकल्पाची एलओआय ची प्रत

Handwritten
RSP
24/4

CT5092
24/04/07



Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590457
Tel.: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

No : SRA/ENG/1231/RS/MHL/LOI.

Dated : 20 FEB 2007

To,

1) Architect

: Shri S. Santanoo Rane, Architect,
M/s. S. Santanoo Rane & Associates,
16, Kcteshwar Palace, Andheri (East),
Mumbai - 400 069.

2) Developer

: M/s. Bau Developers Private Limited.
Block no. 04, 2nd floor, Bldg no. 01,
Podda Chawl, Poddar Road,
Malad (East), Mumbai - 400 097.

3) Society

: "Shree Renuka CHS (Proposed),
at Renuka Nagar, New Link Road,
Dahanukar Wadi, Kandivali (West),
Mumbai - 400 067.

Subject : Proposed Slum Rehabilitation Scheme on plot bearing
CTS No. 1231 A/4 (pt) of village Kandivali, at Renuka
Nagar, New Link Road, Dahanukarwadi, Kandivali
(West), Mumbai for "Shree Renuka CHS (Proposed)".

Reference : SRA/ENG, 1231/RS/MHL/LOI.

Sir,

By direction of CEO (SRA) this office is pleased to issue this Letter of Intent to inform you that, your above proposal is considered and principally approved for grant of 2.985 FSI (TWO POINT NINE EIGHT FIVE ONLY FSI) in accordance with D. C. Regulation No. 33 (10) and Appendix - IV of amended D. C. Regulations out of which maximum FSI of 2.500 shall be allowed to be consumed on the slum plot subject to the following conditions.


Dy. Ch. Engineer
Slum Rehabilitation Authority

20 FEB 2001

SRA/ENG/1991/RS/MHL/LOI.

- 1) That you shall hand over 31 numbers of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 20.90 sq.m. at free of cost.
- 2) That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the License Architect.
- 3) That you shall re-house the eligible slum dwellers as per the list certified by the Chief Officer (MHADA) allotting tenements and shop of area mentioned in Annexure - II, free of cost constructing the same as per specification and Annexed herewith.
- 4) That you shall register society of 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.
- 5) That if required along with the other societies, you shall form federation of societies so as to maintain common amenities such as internal road, street lights etc.
- 6) That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sale or transfer tenements allotted under Slum Rehabilitation 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).
- 7) 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 shall be maintained in working order till slum dwellers are re-housed in the proposed rehabilitation tenements.
- 8) That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) 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.
- 9) That you shall bear the cost of carrying out infrastructure works right up to the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.
- 10) That you shall submit layout and get the same approved before requesting for Commencement Certificate.

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15) That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.

16) 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 (M.C.G.M.).

17) That you shall submit the NOC's as applicable from the concerned A.A. & C, H.E., Dy. Ch. Engg (SWD), CFO, Tree Authority, Civil Aviation Authority, Reliance Energy Ltd., Geologist in the office of the undersigned before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

18) 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 or otherwise.

19) That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers 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 tenements to be allotted in rehabilitation building.

20) 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 the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.

21) 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.

22) That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with Sr. No. in Annexure - II etc. with the certification from the Architect and owner/developer at the stage of final allotment of the tenements in rehabilitation building for verification by the office of the CEO (SRA).

20 FEB. 2001

11) That you 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 CEO (SRA).

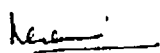
12) That you shall submit the P.R.C. as required till which time development shall be restricted to 75% of permissible built up area.

13) That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features annexed herewith.

The salient features of the scheme are as under :

SR. NO.	DESCRIPTION.	AREA IN SQ.MT.
1.	Plot area	3815.25
1.a	Deduction	--
1.b	Net plot area	3815.25
1.c	Deductible RG	--
1.d	Net plot area	3815.25
1.e	Addition for FSI purpose	--
2.	Plot area for FSI	3815.25
3.	Rehabilitation component	6581.50
4.	Sale component (same as '3')	6581.50
5.	Rehabilitation FSI	4808.64
6.	Total BUA sanctioned for the project (4+5)	11390.14
7.	Total FSI sanctioned for project (6/2)	2.985
8.	FSI permissible for project	2.500
9.	Total BUA permissible as per 2.5 FSI	9538.13
10.	BUA permissible for sale on plot (9-5)	4729.49
11.	BUA proposed for sale on plot	4729.49
12.	Total BUA proposed on plot	9538.13
13.	FSI consumed on plot (proposed) (12/2)	2.500
14.	No. of Slum dweller to be accommodated	111
15.	No. of PAP (generated)	81
16.	Area of unbuildable reservation to be surrendered.	--
17.	BUA of reservation to be surrendered free of cost.	--

14) That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the same shall be certified by the concerned Architect before requesting for C.C. beyond the plinth level.


Dy. Ch. Engineer
Slum Rehabilitation Authority

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- b) Any slum dweller held not eligible by the authority or wishing any change should make application to the competent authority with supporting documents within one month of issue of this letter failure to which no claim of whatsoever nature be entertained.
- c) That you shall give wide publicity in one Marathi & one English news paper for the approval of S. R. Scheme and paper cutting shall be submitted to this office.
- d) The certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above requirements shall be submitted before requesting for approval to the building plans.

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,

[Handwritten Signature]

20/2/07
Deputy Chief Engineer,
Slum Rehabilitation Authority.

20 FEB 2006

43) That the rain water harvesting system should be installed/provided as per the provision of 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 at all the times, failing which, penalty of Rs. 1000/- per annum for every 100 sq.m. of built-up area shall be leviable.

44) That you shall complete the project within a period of 30 months from the date of issue of CC, as stated by you in the phase programme submitted to this office.

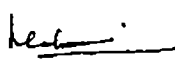
45) That you shall comply with the relevant orders containing special directions with regards to policy such as (a) Bank Guarantee, (b) Credit Rating, (c) Land Premium etc, which may be issued by the "State Government" under provisions of "Section 3k(1)" of the Maharashtra Slum Areas (I.C. & R.) Act 1971, if made applicable.

46) That you shall submit the Financial Controller (SRA)'s NOC as per Circular No. 77 dated 27-09-2006 before issue of IOA of the first Rehab building in the scheme.

47) That you shall comply with the following conditions before asking for any further approval other than the IOA & plinth CC for the first Rehab building in the scheme.

- i) The Original copy of the re-verified and certified Annexure - II from the Competent Authority viz. Chief Officer, Mumbai Board, MHADA.
- ii) The "Minutes of Meeting" of the "General Body" of the "Shree Renuka Co-Operative Housing Society" regarding public reading and adoption of the re-verified and certified Annexure - II and remarks thereupon of the "Assistant Registrar (SRA)".

48) a) That the copy of the Annexure - II shall be displayed by the society of slum dwellers on the notice board of society for the period of 30 days. Intimation about the display of Annexure - II shall be given by the society to the office of the Dy. Collector (SRA), 3 days before the date of display. Displayed Annexure - II shall be kept easily accessible to the staff of SRA for inspection and if it is observed that the procedure laid down above for display of Annexure - II is not followed, the responsibility of the same shall be of the concerned developer / C.H.S. and in that case they will be liable for suitable action. One hard copy of the Annexure - II and one soft copy in CD Rom shall be handed over to Dy. Collector (SRA)'s office by the Co-operative Housing Society / developer before display of Annexure - II on site.


Dy. Ch. Engineer
Slum Rehabilitation Authority

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SRA/ENG/1231/RS/M.II/LOI.

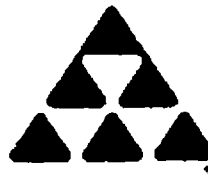
(11)

- 32) That necessary formalities for executing lease agreement shall be initiated by MHADA for leasing the plot and lease documents shall be executed.
- 33) This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33 (10) upon land, which is not your property.
- 34) That the Arithmetical error if any revealed at any time shall be corrected on either side.
- 35) 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.
- 36) That you shall pay total amount of Rs. 39,20,000 /- towards deposit to be kept with SRA at the rate of 20,000/- per tenement and total amount of Rs. 42,42,000 /- [i.e. @ Rs.560/- per sq.m.] towards Infrastructural development charges.
- 37) That you shall pay development charges as per '24 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R. & T.P. Act.
- 38) 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.
- 39) That you shall re-house all the additional hutment dwellers if declared eligible in future by the Competent Authority.
- 40) 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 to the rehab tenements.
- 41) That you shall display the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on world wide web site through suitable web site and provide linkage to SRA web site from this web site, in the alternative, you may display this details on SRA web site within a period of one month from the date of LOI.
- 42) That you shall display bi-lingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No: SRA/Admn/Circular No. 64/569/2004 dated 14-10-2004.

7 FEB 2001

- 23) That the possession of the 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 / Government has been cleared.
- 24) That the lease agreement with land owning Authority shall be executed before asking for occupation permission.
- 25) That the rehabilitation component of scheme shall include.
- a) 108 Numbers of Residential tenements.
 - b) 03 Numbers of Commercial tenements.
 - c) -- Numbers of R/C tenements.
 - d) 81 Numbers of PAP Tenements.
 - e) -- Numbers of existing Amenities.
 - f) 02 Numbers of Balwadi.
 - g) 02 Numbers of Welfare Centre.
 - h) 02 Numbers of Society office.
- 26) That proportionate infrastructure development charges (Rs. 560/- per sq. mt.) and deposit (Rs.20,000/-per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D. C. Regulation and policy of Slum Rehabilitation Authority.
- 27) That the layout recreation ground shall be duly developed before asking for occupation of sale building.
- 28) That the quality of Construction work of 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.
- 29) That separate P. R. Cards for road / set back, actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.
- 30) 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, than sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50.
- 31) That No Objection Certificate from respective Land Owing Authority i.e. MHADA shall be issued within one month from approval of S.R.S. as per Clause No. 2.8 of D.C.R. 33 (10).


Dy. Ch. Engineer
Slum Rehabilitation Authority



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झोपडपट्टी पुनर्वसन प्राधिकरण

५ वा मजला, गृहनिर्माण भवन,
वांद्रा (पूर्व), मुंबई-५९. फॅक्स: ९९-२२-२६५९०४५७
दूरध्वनी: ०२२-२६५९०५९९/०४०५/९८७९/०९९:
Email : info@sra.gov.in

क्र. झोपुप्रा/नभूअ/सिमांकन/कावि-९२ /२००७/
दि:- 4 MAY 2007

प्रति,
नगर भूमापन अधिकारी,
बोरीवली,

विषय :- हद्दकायम मोजणी करणेबाबत.

न.भू.क्र. १२८- अं/४ (पै)
मौज- कादिवली, ता. बोरीवली
श्री रेणुका सह. गु. नि. संस्था (नि)

संदर्भ :- मे. शंतनू राणे अॅन्ड असोसिएटस् यांचा दि. १६.०४.२००७
रोजीचा अर्ज.

उपरोक्त विषयावरील मे. शंतनू राणे अॅन्ड असोसिएटस् यांचा दि. १६/०४/२००७ रोजीच्या पत्राच्या अनुषंगाने आपणांस कळविण्यात येते की, सदरचे प्रकरण ४० लाख झोपडपट्टी वासीयांना मोफत घर देण्याच्या योजनेतील आहे. त्यास प्राधान्य देण्याचे शासनाने धोरण लक्षात घेऊन प्रस्तुत जमिनीचे सिमांकन करून येणाऱ्या क्षेत्राचा तपशिल अक्षरी व अंकी या दोन्ही मध्ये नमुद करून मोजणी नकाशासह प्राधिकरणास लवकरात लवकर पाठविण्यात यावा. तसेच मोजणीची निश्चित होणारी तारीख या कार्यालयास कळविण्यात यावी.

सोबत: संदर्भित पत्राची व दि. २०/०२/२००७ रोजीच्या एल. ओ. आय. ची छायांकित प्रत जोडली आहे.

नगर भूमापन अधिकारी (प्रभारी)
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रत :-

माहितीसाठी व पुढील कार्यवाहीकरीता

मे. शंतनू राणे अॅन्ड असोसिएटस्, कोटेश्वर पॅलेस, गरवारे हाऊस जवळ, अंधेरी (पू), मुंबई - ६९.

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