

Slum Rehabilitation Authority

No. SRA/ENG/2219/N/PL&MCGM/LOI

Date: **22 SEP 2017**

1. **Architect** : Shri. Samoon F. Rassiwala
of M/s. Samoon & Associates
8A, 3rd Floor, New Sethna Building,
214-218, Princess Street,
Opp. Wadia Fire Temple,
Mumbai - 400 002
2. **Developer** : M/s. Ratan Builders
202, Neelyog Square, R. B. Mehta Road,
Patel Chowk, Mumbai - 400 075.
3. **Society** : "Sadbhavna (SRA) CHS Ltd"
"New Trimurti (SRA) CHS Ltd" &
"Om Chaitanya Gagangiri Maharaj CHS Ltd."
Ghatkopar (W), Mumbai

Sub: Amalgamation of **S. R. Scheme No.1** of 'Sadbhavna (SRA) CHS (Ltd)' & 'New Trimurti (SRA) CHS (Ltd)' on plot bearing C.T.S. Nos. 3996(pt.), 3997(pt.), 3998(pt.), 3999(pt.), 4000, 4001, 4002(pt.) & 4002A of Village Ghatkopar Kirol along with adjoining **S. R. Scheme No.2** of 'Om Chaitanya Gagangiri Maharaj (SRA) CHS' on plot bearing C.T.S. No. 3990(pt) of Village Ghatkopar Kirol at, Ghatkopar (W), Mumbai -400 086.

Ref. : SRA/ENG/1778/N/PL/LOI, SRA/ENG/2219/N/PL & MCGM
/LOI & SRA/ENG/1779/N/PL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme No.1 on plot bearing C.T.S. Nos. 3996(pt), 3997(pt), 3998(pt), 3999(pt), 4000(pt), 4001, 4002(pt) & 4002A of Village Ghatkopar Kirol, Ghatkopar (W), Mumbai 400 086 for Sadbhavna (SRA) CHS Ltd & New Trimurti (SRA) CHS Ltd. and S. R. Scheme No.2 on plot bearing C.T.S. No. 3990(pt) of Village Ghatkopar Kirol for Om Chaitanya Gagangiri Maharaj (SRA) CHS

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai -400 051.

Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

22/9/17
S.E. (S.R.A.) A.E. (S.R.A.)

seal
Executive Engineer
Slum Rehabilitation Authority

Dy. Ch. Engineer
Slum Rehabilitation Authority

Ltd., this office is pleased to inform you that this **Amalgamation cum Revised Letter of Intent** is considered and approved for the sanctioned FSI of **3.36** (Three point Three Six) on **Slum Plot** and **1.00** (One point Zero. Zero FSI on Non Slum Plot in accordance with provisions of Appendix-IV of Reg.33(10) of amended D.C.R. 1991, out of which maximum FSI of **3.05** (Three point Zero Nine) shall be allowed to be consumed on the Slum plot and **1.00 FSI** on Non Slum plot, subject to the following conditions.

1. 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	As per amalgamation of S.R. Scheme No.1 & 2 proposed now.		
		Slum plot, Area in sq. mt.	Non Slum plot, Area in sq. mt.	Total area in sq.mt.
1	Area of the plot	24659.21	991.50	25650.71
2	Deductions:			
	i). Road Set back (45.70 mt.)	1965.42	--	1965.42
	ii) Railway Reservation/15.25 mt. D.P. Road as per Draft D.P. 2034 (May'16)	3362.55	--	3362.55
	iii) Play Ground	822.72	--	822.72
	iv)Municipal Primary School (MAP)	325.00	--	325.00
	v) Road Set back (13.40 mt.)	3286.20	--	3286.20
	vi) BBD	168.40	--	168.40
	Total	9930.29		9930.29
3.	Net plot area (1 - 2)	14728.92	991.50	15720.42
4.	Additions for FSI purpose:			
	i) Road Set back	1965.42	--	1965.42
	ii) Railway Reservation/15.25 mt. D.P. Road as per Draft D.P. 2034 (May'16)	3362.55	--	3362.55
	iii) Play Ground	822.72	--	822.72

	iv) Municipal Primary School (MAP)	325.00	--	325.00
	v) Road Set back (13.40 mt.)	3286.20	--	3286.20
	vi) BBD	168.40	--	168.40
	Total	9930.29	--	9930.29
5.	Plot area for FSI purpose (3+4)	24659.21	991.50	25650.71
6.	Permissible F.S.I. on plot	4.0	1.0	--
7.	Permissible Built up Area on plot	98636.84	991.50	99628.34
8.	Rehabilitation BUA	37726.10	--	37726.10
9.	Amenity area (Balwadi, W/C and Society Office & Common Passage)	7337.38	--	7337.38
10.	Rehabilitation Component as per DCR 33(10) (8 + 9)	45063.48	--	45063.48
11.	Sale Component as per DCR 33(10)	45063.48	991.50	46054.98
12.	Total BUA approved for the Scheme (8 + 11)	82789.58	991.50	83781.08
13.	F.S.I. sanctioned for the scheme (12/5)	3.36	1.0	--
14.	Sale BUA permissible in situ (7 - 8 or 11 whichever is less)	45063.48	991.50	46054.98
15.	No. of Tenants to be Rehabilitated	935 nos.	--	935 nos.
16.	No. of Provisional PAP (Resi-377 + Comm. - 15 + Ex. Amn. - 05)	397 Nos.	--	397 Nos.
17.	Spill over TDR Generated (11 - 14)	Nil	Nil	Nil
18.	Total TDR released so far			
	i. Phase I = 1790.00 (spill over)	1790.00		1790.00
	ii. Phase-II = 1880.00 (spill over)	1880.00	Nil	1880.00
	iii. Phase-III=542.70 (spill over) +1257.30 (const.)	1800.00	--	1800.00
	iv. Phase -IV = 2000.00 (Const)	2000.00	--	2000.00
	v. Phase - V = 2000.00 (Const)	2000.00	--	2000.00
	Total =	=9470.00	--	=9470.00
19.	Sale BUA allowed to be constructed in situ after deducting the TDR (45063.48 - 9470.00)	35593.48	991.50	36584.98
20.	Rehab/Sale BUA allowed to be constructed in situ	73319.58	991.50	74311.08
21.	Max. Permissible FSI in situ.	3.05	1.0	--

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2. That the rehabilitation component of scheme shall include.

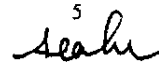
Sr. No.	No. of Tenements
a.	893 Number of Residential tenements
b.	35 Number of Commercial tenements.
c.	03 Number of R/C tenements
d.	Nil Number of Existing Religious Structures
e.	04 Number of Existing Amenities
f.	14 Number of Balwadies
g.	14 Number of Welfare Centres.
h.	13 Number of Society Offices.
i.	397 Number of provsional PAP T/s. (377 - Resi; 15 - Comm., 05 Ex. Amenities)

Above Amenity tenements are to be handed over to Society/Concerned Dept. of GOM, and Society/Concerned Dept. of GOM to use these tenements for specific purpose only within 30 days after issuance of the OCC of Rehab/Composite bldg. Handing over / Taking over Receipt shall be submitted to SRA before requesting further approvals.

3. 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 change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 4.00.
4. That No objection Certificate from respective Land Owning Authority i.e. MCGM shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of Appendix-IV of reg. 33 (10) of amended DCR-1991.
5. This Letter of Intent merely does not give any right to avail of extra FSI granted under Reg. 33 (10) of amended DCR 1991.
6. That the Arithmetical error if any revealed at any time shall be corrected on either side.
7. That this LOI is valid for the period of 3 (three) months from the date of issue. 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.
8. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.

9. 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.
10. That if any of the document submitted by Architect / Developer / Society or Owner are found to fraudulent/misappropriated by Competent Court and if directed by Competent Court to cancel the LOI then, the LOI is liable to be cancelled and concerned person/Society/Developer will be liable for action under section 177, 192, 200, 420, 465, 468 and 471 of IPC 1860 and section 101, 102 of Indian Evidence Act.
11. That the conditions mentioned in certified Annexure II issued by Competent Authority i.e. Addl. Collector, E.S. dtd. 05/12/2008 & 14/02/2011 and Asst. Comm. N/Ward dtd. 22/10/2009 shall be complied and compliances thereof shall be submitted to this office.
12. The Developer/Society shall pay premium at the rate of 25% in terms of Stamp Duty Ready Reckoner rate 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 Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in Circular no. 114-B dated 01/03/2017.
13. 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.
14. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important documents like LOI, Layout, C.C., O.C.C. on SRA website.
15. That if the IOA are not obtained within stipulated validity period then the developer/society is liable to pay compound interest in respect @ 16% on amount payable for land premium.
16. That you shall submit registered undertaking stating that at later stage if it is noticed regarding less premium is charged then the difference in premium paid and calculated as per the revised land rate will be paid as per policy.
17. As per circular No. 138, that the rehab/composite buildings shall be constructed as per specifications of relevant IS codes, NBC in force &


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the Specifications for Quality Control Measures of SRA Rehab Buildings prescribed by SRA

18. The separate mutation entry for the right of way shall be reflected in the P.R. Card before obtaining OCC of rehab building.
19. That the carpet area of rehabilitation tenements and PAP tenements shall be certified, and duly signed by the Licensed Surveyor/ Architect.
20. That you shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of IOA. Then after finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority; they shall be accommodated as a member of registered society.
21. 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.
22. That the Developer shall incorporate the clause in the agreement executed with eligible 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 the prior permission of the CEO (SRA).
23. 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.
24. 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 requesting for approval of IOA of the respective building.
25. That you shall accommodate the eligible slum dwellers huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
26. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under Reg. 33(10) of amended D.C.R. 1991 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 Slum Rehabilitation Authority. These PAP tenements shall not be interchanged with eligible slum dweller's rehab tenement without prior permission of ARS(SRA).

27. 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).

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. 'N'-Ward	Before Plinth CC of Sale bldg.
2	H.E. from MCGM	Before Plinth CC.
3	Tree Authority	Before Plinth CC.
4	Dy.Ch.Eng.(SWD) E.S./W.S./City i) Regarding Internal SWD ii) Regarding Training of Nalla.	Before Further CC. Before Plinth CC.
5	Dy.Ch.Eng.(S.P.) (P & D)	Before Plinth CC.
6	Dy.Ch.Eng.(Roads) E.S./W.S./City	Before Plinth CC.
7	P.C.O.	Before Plinth CC.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further CC.
9	NOC's from MTNL-Mumbai regarding required area & location for installation of telephone concentrators room.	Before OCC of Sale bldg.
10.	Civil Aviation Authority	Before Plinth CC.
11.	NOC from Railway Authority	Before Plinth CC of Sale bldg.
12.	E.E. (M&E) of MCGM	Before Further CC/OCC of Bldg.
13.	E.E. (T&C) of MCGM for Parking Layout	Before Plinth CC.
14.	CFO	Before Plinth CC.

28. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
29. 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.

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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 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.

30. As per Circular No. 105, it is mandatory to obtain NOC from Dy. Collector (SRA) for the following :

i) The developer has to issue a letter to individual non eligible slum dwellers thereby informing that "individual non-eligible slum dwellers have to submit their appeal to the Appellate Authority within 90 days from the receipt of the letter from the developer and obtain acknowledgement from individual slum dwellers".

ii) The individual non-eligible slum dwellers have to apply within 90 days from the date of receipt of the letter from the developer regarding their appeal to the Competent Authority for deciding their eligibility in the S.R. Scheme.

31. That IOA for first rehab building will be granted after compliance of Condition No. 29 of LOI & Registration of the Society by ARS (SRA).

32. That the IOA/Building plans will be approved in accordance with the modifications in the Development Control Regulations issued by Govt. of Maharashtra vide Notification No. CMS/TPB/4311/452/CR-58/2011/UD-11 dtd. 06-1-2012 and prevailing rules at the time of approval.

33. 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. N^o-ward to assess the property tax.

34. 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.
35. 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 sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
36. 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 or shifted on rental basis duly signed by Developer & Committee members shall be submitted, with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
37. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building or before IOA of 2nd bldg. in the layout.
38. 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 along with layout plan or before issue of C.C. for 1st Rehab Bldg.
39. That you shall get D. P. Road/set back land/other buildable & non-buildable reservation land demarcated from A. E. (Survey)/D.P./ E.E. (T&C) department of M.C.G.M.
40. That you shall get the plot boundaries demarcated from Concerned Officer before requesting of C.C. 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

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structures on plot before requesting C.C. of sale building or OCC of 1st Rehab building whichever is earlier.

41. That you shall submit the certified copy of notarized 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.
42. 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.
43. That you shall submit the Registered Undertaking from Slum Society & developer, not misusing pocket terrace & Part terrace before granting C.C. to the bldg. under reference.
44. Rehab/Sale Building :-
 - a. That you shall appoint Project Management Consultant 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 & Lift Supplying Co. 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 High-rise Rehab 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 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 as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, 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 High-rise Rehab/Composite building.

Entire maintenance 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.

- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
45. That you shall submit the revised environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533 (E) dtd. 14-9-2006 since the total area to be constructed on site has increased than that obtained in the last NOC.
46. 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 & cleared by the developer.
47. 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.E. (MSDP) / Ch.E.(SP) / Asst. Commissioner of 'N' Ward, as the case may be if the same is required to be demolished for development under SRA.
48. That you shall pay total amount of Rs. 2,72,00,000/- towards Maintenance 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. 3,25,53,010/- (i.e. @ Rs. 560/- (Suburb)) towards Infrastructural Development charges as per Circular no. 7 dated 25/11/1997.
49. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act as per prevailing stamp duty Ready Reckoner rate.
50. As per Circular No. 130, Labour Welfare Cess charges of one percent of total cost of construction as mentioned in stamp duty Ready Reckoner rate (excluding land cost) shall be paid before grant of C.C.
51. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70 mtr. above average ground level.
52. That the plans of the School building shall be got approved from the Dy. Municipal Architect of MCGM before asking C.C. to last 25% sale BUA in the scheme.
53. That you shall get the size and location of the said sub-stations approved from the concerned electric supply company.

[Signature]
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
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54. That no third party interest will be created in the shops proposed for non-eligible commercial tenements if these commercial tenants are not held eligible in future.
55. 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 sale built up area.
56. That you shall handover the other demarcated buildable/non-buildable reservations and/or built-up amenities to MCGM and/or user department free of cost & free of encumbrances before granting CC to the last 25% for Sale BUA of sale building in the scheme as per MCGM specification and certificate to that effect shall be obtained and submitted and separate P.R. Card with words duly certified by Superintendent of Land Records (SLR) for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
57. That you shall hand over the setback area of 45.70 mt. wide Andheri Ghatkopar Link Road, 13.40 mt. wide D.P. Road and 15.25 mt. wide D.P. road as per Draft D.P. 2034 before asking permission to last 25% Sale FSI.
58. 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.
59. 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 and at the stages of obtaining further C.C., various stages of construction & before occupation to the buildings in the scheme.
60. That you shall hand over NIL numbers of tenements to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority 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.
61. That you shall hand over balance tenements marked as Provisional PAP after finalization of the appeal of the slum dwellers by Competent Authority OR before granting Occupation Permission, to last Sale Building in the Layout.

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62. That the Amenity Tenements i.e. 14 Balwadies shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per Circular No. 129 and 14 nos. of Welfare Centre, 13 nos. of Society Office 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.
63. That you shall re-house the eligible slum dwellers as per the list certified by the Competent Authority (i.e. Additional Collector (Enc. & Rem.) City/E.S./W.S. / Mhada / MCGM) 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.
64. That the possession of the residential tenements shall not be handed over to the eligible hutment dwellers without carrying out the lottery/draw by the ARS(SRA) and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. has been cleared.

Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.
65. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building as per DCR-1991.
66. 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 issuance for occupation permission of respective rehab tenements.
67. 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.

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

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Executive Engineer
Slum Rehabilitation Authority

Dy. Ch. Engineer
Slum Rehabilitation Authority

- 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.
68. 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.
69. 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-11 dtd.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.
70. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the rehab bldg. Water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
71. That the defect liability period for rehab/composite building will be 3 years from the date of granting OCC and any repairs/rectification required during this period will be done by the developer as per circular no. 108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite bldg.
72. That you shall submit Conveyance Deed for rehab component and sale component or composite component respectively before requesting occupation certificate/B.C.C.
73. That if rehab religious structure is proposed in the layout then the following conditions shall be complied, if any.
- a) NOC from Commissioner of Police.
 - b) NOC from Trustee of Religious Structure or society regarding planning and location.
74. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 dtd. 01.08.2012 before O.C.C. to Rehab Bldg./ Composite Bldg.

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75. As per circular No. 138, that you shall deposit Rs. 10.00/- (Rupees Ten Only) per sq. feet 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.
76. That you shall hand over the area adm. 822.72 sq.mt. under the D.P. Reservation of Play Ground and you shall abide with the conditions mentioned in the Order passed by the Hon'ble High Court dtd. 25/07/2014 in the matter of P.G. Reservation.
77. That you shall submit revised demarcation of the plot due to realignment of 13.40mt. wide D.P. Road and amalgamation of both the S.R. Schemes from CTSO/Ghatkopar before granting plinth C.C. to the Sale building No.2 in the Layout.
78. That the D.P. Dept. of MCGM shall be informed about the realignment of 13.40 mt. wide D.P. Road.
79. That the certification of the of Slum dwellers of the additional plot included now shall be obtained from the Competent Authority before asking further C.C. to Rehab building No.5 in the Layout.
80. That you shall obtain Revised Annexure-III from the Finance Controller (SRA) before asking further C.C. to Rehab building No. 5.
81. The S.R. Scheme is considered for total 1344 No. of Slum Dwellers out of which 935 Nos. are eligible and provision of 409 Nos. are done by proposing provisional PAP T/s. and Sale T/s. After finalization of eligibility if any slum dwellers are held non-eligible then the balance PAP T/s. shall be handed over to SRA OR as directed by Hon. CEO(SRA).
82. That you shall obtain revised NOC from Civil Aviation Department.
83. That you shall submit obtain the prior permission from MCGM before providing the carriage entrance.
84. That you shall submit common/individual consent from the slum dwellers of Om Chaitanya Gagangiri Maharaj CHS before asking plinth C.C. to Rehab building No.5.
85. That this revised Letter of Intent supersedes the earlier Letter of Intent issued under No. SRA/Eng/1778/N/PL/LOI & SRA/Eng/2219/N/PL & MCGM/LOI dtd. 21/04/2017 of Sadbhavna (SRA) CHS Ltd & New Trimurti (SRA) CHS Ltd. and last Letter of Intent under no. SRA/Eng/1779/N/PL/LOI dtd. 06/05/2010 of Om Chaitanya Gagangiri Maharaj (SRA) CHS Ltd.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming sanctioned F.S.I. separately for each building, in conformity with the Reg. 33 (10) of amended D.C.R. 1991, in the office of the undersigned.

Yours faithfully,

[Signature]
22/09/17
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
[Signature] 22.09.17 Executive Engineer
[Signature] for Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 30/06/2017)

Copy to:

1. Assistant Commissioner, "N" Ward, M.C.G.M.
2. Deputy Chief Engineer, Development Plan, M.C.G.M.
3. Deputy Collector (SRA) - Copy for information with a request to take further necessary action as per circular no.37.
4. H.E. of MCGM:
5. I.T. Section (SRA).

[Signature]
22/09/17
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
[Signature] 22.09.17 Executive Engineer
[Signature] for Chief Executive Officer
Slum Rehabilitation Authority
(Hon. CEO (SRA) has signed the LOI on 30/06/2017)

Received on 839
22/09/2017