

झोपडपट्टी पुनर्वसन प्राधिकरण

प्रशासकीय इमारत, अनंत काणेकर मार्ग,

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

दूरध्वनी : ०२२-२६५९०५१९ / ०४०५ / १८७९ / ०९९३

Email : info@sra.gov.in

निर्देश पत्र - अ

बिषय :

फाईल क्रमांक : झोपुप्रा / _____

विभाग _____

संदर्भ :

| दिनांक | कोणाला पाठविले | टीपा व सूचना |
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| दिनांक | कोणाला पाठविले | टीपा व सूचना |
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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/933/RN/ML/AP

Sub: Amended Plans cum C.C Re-endorsement cum part Occupation for Slum Building No. 01 for Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No. 815 to 825 at Sonya Budhya Compound, L.T. Road, Dahisar (West), Mumbai: - 400 068.

For: - "Om Shiv Matoshri SRA Co.Op. Hsg. Society Ltd"

Architect : Shri. U. J Pagnis.

Developer : M/s Sunil Constructions.

Plans at page : 661 to 673.

Ref. : Architect SOP application with compliance for Amended plan cum C.C re-endorsement cum Part Occupation dated 635 at page 641.

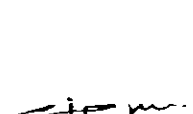
The Slum Rehabilitation Scheme for "Om Shiv Matoshri SRA CHS Ltd" is approved & LOI for the same was issued on 10/02/2002. Revised LOI has been issued on 19/03/2004 (Pg. 195 - 201). I.O.A. for Rehab bldg no 01 was issued on 23/05/03 at page 97 - 109. Amended IOA has been issued on 19/03/2004, further C.C up to Ground + 7 upper floors for wing 'A' & plinth C.C. for wing 'B' was issued on 19/03/2004 at page 217. Full CC for wing 'B' from Ground to 7th upper floors was issued on 04/02/08.



Part Occupation for Rehab building No 1 was issued on 13/10/2010 for 100 No's of tenants and 06 No's of Amenities.

Architect has now requested for the Amended plans by proposing 102 No's of residential unit & 20 No's of commercial tenements, 49 Nos. of PAP unit's & 06 No's of Amenities in place of earlier sanctioned 100 No's of residential unit & 22 No's of commercial tenements, 49 Nos. of PAP unit's & 05 No's of Amenities in Rehab building no 01 known as "Om Shiv Matoshri SRA Co. Op. Housing Society Ltd" consisting of Ground + 7 upper floors for rehab wing 'A' & 'B' as per the scrutiny report forwarded by Dy. Collector (SRA).

1) Modification of clause 3.12 of regulation 33 (10) of DCR 1991 dated 20/015/2016 & 01/10/2016.

As per Notification dated 20/05/2016 & 01/10/2016 for clause 3.12 A minimum density on the plot including Non-Residential Units shall be 500 t/s per net hectare i.e. after deducting all reservations actually implemented on site including the land appurtenant thereto but not deducting the recreation/amenity


eArchitect)

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


Executive Engineer
Slum Rehabilitation Authority


Dy. Collector

open space on the remaining area. If the number of tenements to be provided to the hutment dwellers is less than the minimum, the balance shall be handed over free of cost to the Slum Rehabilitation Authority.

Also as per clause 3.12 (D) Notwithstanding anything contained in clause 3.8, whenever total No. of slum dwellers in a scheme are less than 650 per hectare. Scheme will be sanctioned with taking all the slum dwellers in account and final eligibility is less than constructed tenements then remaining tenements shall be treated as PAP's/Affordable housing, rental housing, staff quarters etc.

Architect vide his letter at page 643 has stated that as per the Annexure-II there are 172 No's of tenements and out of which 122 No's of tenements are held eligible and 50 No's of tenements are held non-eligible. Further while issuing LOI all the slum dwellers i.e. 171 No's of tenements were considered & accordingly 32 No's of Provisional PAP & 17 No's of PAP units were accepted.

Now as per above notification clause 3.12 D Architect has proposed all equivalent No's of provisional PAP units in the Rehab building i.e. 49 No's as against earlier 32 No's of Provisional PAP units & 17 No's of PAP units .

In view of above, Honorable CEO (SRA)'s approval is requested to approve 'A' above changes as per clause 3.12 D proposed by the Architect in the Amended plans of Rehab building No 1 at page 661 to 673.

2) AMENDMENTS PROPOSED: -

In this case, earlier plans were approved for Rehab building no.1 having wing 'A' & 'B' comprising of Gr. + 7 upper floors. Now Architect has submitted Amended plans for approval with minor amendment as mentioned below-

- i) As per last Amended Occupation plans there were 22 No's of commercial tenements, Architect has now proposed 20 No's of commercial tenements as 02 No's of commercial tenements has been converted to residential tenements there by reducing 22 No's of commercial tenements to 20 No's as per Dy. Collector (SRA) scrutiny report dated 6th January 2016 at page 679. There is also change in area of commercial tenements as per Asst Commissioner Letter and accordingly Architect has rearranged the said shops as per their area suitability. As there is increase in area of eligible commercial tenements, Architect has proposed additional 01 No of Shop (i.e. shop no 20) at the ground floor on the north side of the building.
- ii) Architect has also proposed 102 No's of Residential tenements as against earlier proposed 100 No's of residential tenements, this increase in 02 No's of residential tenements has caused as 02 No's of commercial tenement has been converted to residential tenements by Asst Commissioner R/N ward letter dated 07/08/2015.

iii) As 02 No's of Residential tenements are increased, 02 No's of PAP units are reduced from 49 No's to 47 No's. But as per Notification dated 01/10/2016 for clause 3.12 D whenever total No. of slum dwellers in a Scheme are less than 650 per hectare, Scheme will be sanctioned with taking all the slum dwellers in account, hence 49 No's of PAP units is required to be provided. Thus Architect has proposed required 02 No's of PAP units out of which 01 is proposed on the ground floor stilt portion and 01 he has proposed in place of society office on the first floor thereby keeping 49 No's of Provisional PAP intact.

As per rules amenities (i.e. Balwadi & welfare centre) has to be provided for tenements within 100 No's and if it exceeds 100 No's of tenements than 01 No of society office is required to be provided. In this case as per Annexure II there are 172 No's of tenements and thus as per rule 05 No's of Amenities were required to be provided as against 06 No's of Amenities which are proposed as per LOI (i.e. 02 Balwadi, 02 welfare centre & 02 No's of society office).

As there is no other place to provide required 01 No of PAP, Architect has requested to allow the same in place of society office on the first floor. By providing the said PAP in place of society office, Rehab component will not increase with respect to the said unit.

In view of above, Honorable CEO (SRA)'s approval are requested to approve above changes as proposed by the Architect in the Amended plans of Rehab building No 1 at page 661 to 673 & also requested to approve Provisional PAP unit in place of society office on the first floor.

3) PROVISIONAL PAP'S UNITS: -

As per the LOI there are 49 No's of provisional PAP & PAP's in the above Scheme. Architect has proposed same No's of Provisional PAP & PAP units in the Rehab building as per the LOI.

Now as per the scrutiny report submitted by Dy. Collector (SRA) there are 102 No's of residential tenements as against earlier 100 No's of tenements thereby reducing 49 No's of PAP to 47 No's of PAP. Architect has proposed additional required 02 No's of PAP in the Rehab building as mentioned in point 02 above.

Plans for sale building is approved for two level Basement + Ground (Part) for shopping & Stilt (Part) + 1st (part) to 3rd (part) for Commercial & 1st (part) to 3rd (part) for Residential + 4th to 5th (part) for Residential + 6th (Part) for Residential floors. Entire available Sale BUA is proposed while approving plans. On site developer, has constructed double basement + Ground + (part) first floor Commercial and stilt + (Part) + first to Second floor for Residential as per the C.C granted by this office. Still area of 2nd (Part) & 3rd (Part) commercial floor and 3rd to 5th Residential floor & 6th (Part) floor of residential wing is balance to be constructed on site.

Architect
Architect

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

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Executive Engineer
Slum Rehabilitation Authority

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Developer vide his letter at page 645 has stated that there are still 49 No's of slum tenements on site whose eligibility is yet to be decided and whose appeal is still pending before the competent Authority and has also stated that the same may held eligible soon. Developer has also stated that if the tenements are held non-eligible then he shall vacate and handover the PAP units to SRA at his cost or otherwise he will count its area in sale FSI and shall construct the PAP unit in sale building

Developer has also stated that he has not taken benefit of Fungible FSI as per Amended DCR 1991 and wants to amend the same in near future. Developer has also stated that he shall restrict C.C of sale building with respect to the area of 49 No's of PAP units until and unless it is not handed over to SRA and to that effect he is ready to give registered undertaking. A suitable condition to that effect is in-cooperated in amended plan letter.

'C' In view of above, Honorable CEO (SRA)'s order is requested to accept Architect & Developer request for not handing over of PAP units at this stage till then C.C of sale building equivalent to the area of 49 No's of PAP shall be restricted subject to registered undertaking from the Developer before issue.

4) TENEMENTS UNIT FOR PRESENT PART O.C.C OF REHAB BUILDING NO.1 OF REHAB WING 'A' & 'B' AS PER PLAN AT PAGE: 661 TO 673.

| Wing | Floor | Rehab. Res. | Rehab Com | Prov PAP | Balwadi | Welfare centre | Society Office | Total |
|----------------|-----------------|-------------|-----------|----------|---------|----------------|----------------|-------|
| Rehab wing 'A' | Ground | 03 | 10 | 02 | - | - | - | 15 |
| | 1 st | 06 | - | 05 | - | - | - | 11 |
| | 2 nd | 08 | - | 03 | - | - | - | 11 |
| | 3 rd | 10 | - | 01 | - | - | - | 11 |
| | 4 th | 11 | - | - | - | - | - | 11 |
| | 5 th | 10 | - | 01 | - | - | - | 11 |
| | 6 th | 11 | - | - | - | - | - | 11 |
| | 7 th | 10 | - | 01 | - | - | - | 11 |
| Rehab wing 'B' | Ground | - | 10 | 01 | 01 | 01 | 01 | 14 |
| | 1 st | 02 | - | 06 | 01 | 01 | - | 10 |
| | 2 nd | 08 | - | 02 | - | - | - | 10 |
| | 3 rd | 07 | - | 03 | - | - | - | 10 |
| | 4 th | 03 | - | 07 | - | - | - | 10 |
| | 5 th | 03 | - | 07 | - | - | - | 10 |

| | | | | | | | | |
|--|--------------|------------|-----------|-----------|-----------|-----------|-----------|------------|
| | 6th | 05 | - | 05 | - | - | - | 10 |
| | 7th | 05 | - | 05 | - | - | - | 10 |
| | Total | 102 | 20 | 49 | 02 | 02 | 01 | 176 |

5) PARAMETERS: -

| Sr. No. | Particulars | Last approved occupation plans Dt. 13/10/2010 (sq. mtrs.) | Plans under scrutiny (sq. mtrs.) | Remarks |
|---------|--|---|----------------------------------|---|
| 1. | Plot area for FSI | 3725.86 | 3725.86 | No change |
| 2. | D.P Road/Setback Reservation. | 310.19 | 310.19 | Change in Area as per Demarcation certificate |
| | 15% Retail market | 512.35 | 512.35 | |
| 3. | Net plot Area | 2903.32 | 2903.32 | No change |
| | Addition for FSI | 822.54 | 822.54 | |
| 4. | Total Area | 3725.86 | 3725.86 | No change |
| 5. | F.S.I in Situ | 2.50 | 2.50 | No change |
| 6. | Permissible floor area | 9314.65 | 9314.65 | No change |
| 7. | Prop. Rehab BUA in bldg. u/r. | 4007.583 | 4087.308 | Change in planning and increase in Rehab Com. Area. |
| 8. | Height of building | 23.95 mtrs. | 23.95 mtrs | No change |
| 9. | Staircase room/elevated tank/lift room | Free of FSI | Free of FSI | No change |
| 10. | Balconies. | NIL | NIL | - |
| 11. | <u>Proposed Tenements:</u> | | | |
| | - | | | |
| | Residential | 100 | 102 | |
| | R/C | --- | --- | |
| | Commercial | 22 | 20 | |
| | Prov PAP | 49 | 49 | |
| | Balwadi | 02 | 02 | |
| | Welfare Centre | 02 | 02 | |
| | Society | 02 | 01 | |

6) BUA STATEMENT FOR ENTIRE SCHEME: -

The details of Rehab BUA/ Rehab Component and Sale BUA approval in the scheme are as follows:

| Sr. | Buildings | Rehab | Rehab | Remarks |
|-----|-----------|-------|-------|---------|
|-----|-----------|-------|-------|---------|

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Architect

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

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Executive Engineer
Slum Rehabilitation Authority

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| No. | | Component (Sq.mtr.) | BUA. (Sq.mtr.) | |
|-----|--|------------------------|-------------------|----------------------------------|
| 1. | As per LOI dtd.19.04.2004 | 5414.63 | 4007.993 | As per last LOI |
| 2. | Rehab bldg.No.1 (Gr. + 7 fl.) wing 'A' & 'B' | 5414.63 | 4007.993 | As per last amended plans |
| 3. | Plans under scrutiny | 5445.253 | 4087.308 | Amended plans under reference |

It can be seen that the Rehab Component is slightly increased by 30.623 sq.mt and Rehab BUA is slightly increased by 79.315 sq.mt. The above change is due to increase in Rehab commercial area.

Architect vide his letter dated 643 has requested not to insist revised LOI at this stage as the changes are very minor and has further requested to insist the same before taking further Amendment in sale building plans. A suitable condition to that effect is in-cooperated in amended plan letter.

'D' In view of above, CEO (SRA)'s order is requested to accept Architect request for not to insist revised LOI at this stage for change in parameters and insist the same before taking further Amendment in sale building plans.

7) POCKET TERRACE: -

Pocket terrace is now created on 1st floor in the wing 'A' due to the addition of commercial rehab shop on ground floor. Architect has proposed the roof slab of this terrace with 1:5 slope and the same is not accessible from common passage /staircase as show in the plan at page 661 to 673 and claimed its area free of FSI.

'E' In view of above, CEO (SRA)'s approval is requested to accept Architect request to allow the pocket terrace at 1st floor level free of FSI by insisting the registered undertaking from Developer/society against the miss-use.

8) PHYSICAL R.G: -

Earlier, the Architect has proposed 8% physical provision of RG admeasuring 232.37 sq.mt for slum plot in odd shape and size & 15 % physical provision of RG admeasuring 239.79 sq.mt for non slum plot in odd shape and size as per DCR 23 (1) (a) of amended DC Regulation 1991. The R.G. is proposed in three places as per sanctioned layout dated 30/05/2008. The then CEO (SRA) approval has been accorded vide para sidelined 'f' of LOI report dated 19/03/2004 at page 411 for the same.

Now, Architect has proposed to relocate R.G. No. 3 admeasuring 108.17 Sq.Mt. as approved earlier with odd shape and size as shown in the plan at page 119 to 127.

'F' In view of above, CEO (SRA)'s approval is requested to allow relocating the equivalent area of R.G. No. 3 in the layout as proposed by Architect.

9) R.C.C. CHAJJA: -

Architect has proposed RCC chajja 0.75 mt wide to rehab building as shown in plan. The same is permissible free of FSI as per modified DCR 35(2)(xii).

10) CAR PARKING: -

In this case, revised LOI for S.R. Scheme under reference was issued on 19/03/2004. Amended IOA for rehab building was also issued on 19/03/2004, full C.C. is issued on 04/02//2008 and part OCC was issued on 13/10/2010. Thus as per then policy, parking requirement was nil. The parking requirement was modified on 12/08/2009. Thus, Architect vide his letter at pg.643 has stated that as the rehab bldg. is approved much prior to the revised notification, the said modified circular should not be applicable to rehab bldg.

'G' In view of above, CEO (SRA)'s approval is requested to not to insist the parking requirement as per the modified circular to the Rehab Residential and Rehab commercial tenements in Rehab building as requested by Architect.

11) PART O.C.C. REPORT: -

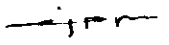
The part occupation to 100 No's of Rehab tenements was issued on 13/10/2010. Now, Architect has requested for part Occupation of 20 Nos. of Rehab Commercial Shops and 02 No's of residential tenements in Rehab building no 01.

Architect has submitted following documents: -

- A) Architect Building completion certificate u/s 353-A sub clause (1) of MMC Act at page 681.
- B) Site supervisor completion certificate at page 421.
- C) Structural Engineer full bldg completion certificate at page 465.

Architect has requested not to insist revised Structural Engineer completion certificate as Part occupation is already issued and also there is no change in RCC work.

The compliance of LOI/IOA's condition submitted by Architect for part O.C.C. may please be seen vide page 705 to 713.


(Architect)

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


Executive Engineer
Slum Rehabilitation Authority



That The Following LOI Conditions Shall Be Complied With:

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| 1. | That you shall hand over 49 numbers of tenements to the M.C.G.M. for Project Affected Persons, each of carpet area 20.90 Sq. Mt. at free of cost. | Same as per above point no 3. |
| 2. | That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Lic. Architect. | C.W. at page 417. |
| 3. | That you shall re-house the eligible slum dwellers as per the list certified by the Assist. M.C. allotting tenement and shop of area mentioned in Annexure-I, free of cost constructing the same as per specification and Annexed herewith. | Noted by Architect. |
| 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. | C.W at page 275. |
| 5. | 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, street lights etc. | Noted by Architect. |
| 6. | 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). | C.W at page 307 To 317. |
| 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. | Transit camp is already demolished. Architect letter for the same is at 401/A. |
| 8. | 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 | Noted by Architect. |

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| | undersigned. | |
| 9. | That you shall submit layout and get the same approved before requesting for Commencement Certificate. | Layout is sanctioned U/no. SRA/ENG/401/RN/ML/LAY Dated: - 30/05/08 C.W at page 511. |
| 10. | 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). | N.A. |
| 11. | That you shall submit the P. R. C. as required till which time development shall be restricted to 75% of permissible built up area. | C.W at page 641 to 651. |
| 12. | That you shall restrict the built-up area meant for sale in the open market incentive commercial area and built up area of rehabilitation as per the salient features annexed herewith. | Noted by Architect at page 407. |
| 13. | 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. | C.W. Existing compound wall on north, south & west side. Copy of plot demarcation is at pg. 261 to 263. |
| 14. | That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey Office. | Noted by Architect at page 407. |
| 15. | 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.) | C.W. |
| 16. | That you shall submit the NOC's as applicable from the concerned A.A. & C., H. E., Dy. Ch. Eng. (SWD), CFO, Tree Authority, Railway Authority, Civil Aviation Authority, BSES Ltd., in the office of the undersigned before requesting of approval of plans or at a stage at | Architect has requested to insist revise A.A. & C NOC before full OCC of Rehab building. If agreed by E.E(W)/SRA please. H. E NOC will be insisted before issue. |

'H'

Architect

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


Executive Engineer
of Rehabilitation Authority

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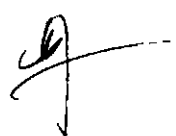
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| | <p>which it is insisted upon by the concerned Executive Engineer (SRA).</p> | <p>Dy. Ch. Eng. (SWD) NOC at pg. 625. CFO NOC- N.A. Tree Authority NOC will be insisted before any further Approval. If agreed E.E (W)/SRA please. Railway Authority NOC at page - 509 to 510. Civil Aviation Authority- N.A., BSES Ltd. - NOC from Reliance Energy at pg. 517 to 521.</p> | <p>'H'</p> |
| <p>17.</p> | <p>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.</p> | <p>C.W. at pg. 277.</p> | |
| <p>18.</p> | <p>That you shall obtain the permission for construction of the temporary transit accommodation from the office of CEO (SRA) along with the phased development program.</p> | <p>Transit camp is already demolished. Architect letter for the same is at 401/A.</p> | |
| <p>19.</p> | <p>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.</p> | <p>C.W. at page 307 - 317.</p> | |
| <p>20.</p> | <p>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.</p> | <p>Noted by Architect.</p> | |
| <p>21.</p> | <p>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.</p> | <p>Complied with at page 635 at page 641.</p> | |
| <p>22.</p> | <p>That you shall submit the statement of</p> | <p>C.W. at page 429 - 457 A.R has</p> | |

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| | 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 stages of final allotment of the tenements in rehabilitation building for verification of the office of the CEO (SRA). | issued lottery for 64 No's of rehab residential tenements and balance 36 No's lottery is at page no 567. |
| 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 MCGM has been cleared. | Society registration certificate at page 275. Transit camp already demolished. |
| 24. | That you shall get set back of 462.61 Sq. Mt. for slum plot and 534.91 Sq. Mt. for non-slum plot, 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, free of encumbrances by changing 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. | Setback demarcation at page 257 to 259. Approval for handing over of setback before asking OCC of sale Building is already taken in the previous report. |
| 25. | That the NOC from Railway Authority shall be submitted. | C.W. at page 509. |
| 26. | That you shall submit NOC from the competent authority of ULC in the office of the undersigned before requesting for approval of the plans. | N.A. As the plot belongs to MCGM. |
| 27. | That the built-up premises admeasuring 1513.40 Sq. Mt. shall be handed over free of cost to M.C.G.M. Authority for which reservation (Retail Market) is proposed in development plan for which concurrence from the Corporation shall be submitted. | Approval for handing over of Retail Market building reservation before sale OCC is already taken vide para side line E of last Rehab OCC report. |
| 28. | That the lease agreement with land owning authority shall be executed before asking for occupation permission. | Approval is taken vide para side line F of last Rehab OCC report. |
| 29. | That TDR for non-Buildable reservation proposed to be handed over to Planning Authority and for buildup amenity of Market proposed to be handed over shall not be claimed at any time in future, since TDR for the same is not eligible /permissible. | Noted by Architect. |
| 30. | That the rehabilitation component of scheme shall include: 100 nos. of residential tenements. | Noted by Architect. |

S.P.M.
re(w/ceel)

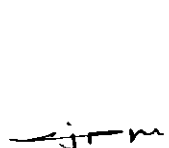

S.E. (S.R.A.) A.E. (S.R.A.)


**Executive Engineer
Slum Rehabilitation Authority**



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| <p>22 nos. of commercial tenements. 49 nos. of PAP tenements. (17 nos. + 32 nos. as provision) 4) 02 nos. of Balwadi. 5) 02 nos. of Welfare Centre. 6) 02 nos. of Society office.</p> | |
| <p>31. 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.</p> | <p>P.C.W. at page 341 & 507 A. Balance is paid at page 561 to 565.</p> |
| <p>32. That the layout recreation ground admeasuring 277.60 Sq. Mt. (8%) shall be duly developed before asking for occupation of sale building.</p> | <p>Noted by Architect at page 409.</p> |
| <p>33. 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.</p> | <p>Architect completion certificate at page 419. Site supervisor Completion certificate at pg. 421. Structural Engineer completion certificate at pg. 465.</p> |
| <p>34. That separate P. R. cards for road/set back, actually implement reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.</p> | <p>Separate PRC copy is at page 641.</p> |
| <p>35. 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 the keep total consumption of FSI on the plot within 2.50.</p> | <p>Noted by Architect at page 403-413.</p> |
| <p>36. That No Objection certificate from respective Land Owning Authority wise i. c. M.C.G.M. shall be issued within one month from approval of SRS as per Clause No. 2.8 of DCR 33 (10).</p> | <p>C.W. at page 281 to 287.</p> |
| <p>37. That necessary formality for executing lease agreement shall be initiated by W. O. (Estate) of M.C.G.M. for leasing the plot and lease documents shall be executed.</p> | <p>Approvals for executing lease agreement is taken vice Para side line 'F' of last Rehab OCC report.</p> |
| <p>38. 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.</p> | <p>Noted by Architect at page 439.</p> |
| <p>39. That the Arithmetical error if any revealed at</p> | <p>Noted by Architect at page 409.</p> |

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| | any time shall be corrected on either side. | |
| 40. | That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the architect or Owner are found to be fraudulent/misappropriated. | Noted by Architect at page 409. |
| 41. | That you shall pay total amount of Rs. 35,00,000/- towards deposit to be kept with SRA at the rate of 20,000/- per tenement and total amount of Rs. 31,90,190/- on 5696.76 Sq. Mt. towards Infrastructural development charges on total BUA sanctioned for the scheme. | Already paid for 100 No's of tenements at page 561. Maintenance deposit for 20 No's of commercial shops & 02 No's of residential tenements will be insisted before issue of plans. |
| 42. | 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. | C.W. at pg 507. |
| 43. | 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 i.e. upto 24 months. | Noted by Architect at page 403 - 413. |
| 44. | That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent authority. | Noted by Architect at page 403 - 413. |
| 45. | 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 Assist. 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 Assist. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements. | C.W. at page 429 - 457 A.R has issued lottery for 64 No's of rehab residential tenements and balance 36 No's lottery is at page no 567. |
| 46. | That you shall display the details such as Annex-II, date of issue of important document like LOI, Layout, 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. | C.W. at page 319. |


(Architect)


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


Executive Engineer
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| <p>47. 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 /CHS 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 C. H. Society/developer before display of Annexure-II on site.</p> | <p>C.W. at page 297 - 299.</p> |
| <p>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.</p> | <p>Noted by Architect at page 403 - 413.</p> |
| <p>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.</p> | <p>C.W at page 301 - 303</p> |
| <p>d) That 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.</p> | <p>N.A.</p> |

That the following layout conditions shall be complied with:

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| <p>1</p> | <p>That the access road shall be constructed and lighted to the municipal specification and shall be properly maintained jointly by all sub divided plot holders.</p> | <p>Part of the layout road is completed as per road remarks as at pg. . Approval for completing remaining layout road before asking full occupation of rehab building is taken vide para sideline H in the previous Rehab OCC report.</p> |
| <p>2</p> | <p>That the proposed development /municipal road /roads and regular line/lines if any shall be got demarcated at site jointly with the</p> | <p>Plot demarcation is at page 261. Setback demarcation is at page 257.</p> |

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| | Municipal Survey Branch /Executive Engineer Development Plan/E.E.T. & C. District Inspector of land Records/City Survey Officer. | |
| 3 | That the land within the proposed 18.30 Mt. wide development roads affecting this holding shall be kept open free of any encumbrance and shall be constructed to its full width as per the Municipal specification, including providing street lights, drain, etc. and shall be handed over to the Municipal Corporation of Greater Mumbai after construction and its ownership shall be duly transferred in the name of the M.C.G.M and the benefit of the land within the Development plan road, 100% floor space index shall be availed of the subject to a maximum of 40% of the plot area as permissible DCR. The FSI permissible for this road shall be distributed on prorata basis over the various plots as included on the plan. | Approval for handing over of setback before asking full CC of sale building is already taken vide para sideline D in the previous Rehab OCC report. |
| 4 | That the adequate storm water drain shall be provided in the layout area at our cost including provision for admitting storm water from the surrounding locality. | S.W.D. remarks are at page 383. Part Completion is at page 631. |
| 5 | That the cost of channeling and draining the natural water course in the locality shall be born proportionately by us as the determinate by the M.C. | Noted by Architect at page 403 -413. |
| 6 | That adequate arrangement shall be made for providing sewerage in the layout area at our cost to the satisfaction to the M.C. and shall get the same connected to the Municipal Sewer. | Drainage approval is at page 271. Completion is at page 503. |
| 7 | That the formation levels of the roads, cross sections, slopes, slab & details of construction in regard to the same, as also in regard to the storm water drains etc. shall be got previously approved from the Chief Engineer (Roads) of M. C. G. M. | S.W.D. remarks are at page 383. Part Completion is at page 631. |
| 8 | That the sub divided plots in the layout area shall not be amalgamated or sub-divided further without the approval of the CEO (SRA). | Noted by Architect at page 403 - 413. |
| 9 | That the users of the plots shall be as per the Development Plan and no change of user shall be done without the prior approval of the CEO (SRA). | Noted by Architect at page 403 - 413. |
| 10 | That the plot/plots together admeasuring | Noted by Architect at page 403 - |

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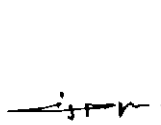
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Executive Engineer
Slum Rehabilitation Authority



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| | 472.06 Sq. Mt. of the total area, shown in color in the plan shall be kept open and on built upon and shall be developed as around by planting trees along the periphery and shall be properly maintained by subdivided plot holders. | 413. |
| 11 | That adequate no. of parking spaces/loading unloading spaces shall be provided layout area. | N.A. |
| 12 | That site for electrical sub-station if required shall be made available to the concerned authority Bombay Suburban Electrical Supply Company for erection of the sub-station. | C.W. NOC from Reliance Energy at pg 517 to 521. |
| 13 | That the structure/structures standing on the recreation ground and shown to be demolished shall be removed by us at our cost and we will not request for commencement certificate for the building on sub-divided plots till the recreation space is cleared of all the structures. | C.W. |
| 14 | That the structures to be erected shall conform to the Development Control Regulation 1991 and the Building by laws in force. | C.W. |
| 15 | That the cost of laying sewer and storm water drain along Development plan road if any passing through the layout shall be borne by us. | Noted by Architect at page 403 - 413. |
| 16 | That after the road/roads/reservation/reservations is/are actually demarcated at site it is observed that the shape and total area of the plot/plots site does not tally with that shown in the sanctioned layout/sub-division and that there is material variation, then amended layout shall be submitted and go approved before carrying out any further work. | Noted by Architect at page 403 - 413. |
| 17 | That in the event of failure to abide by any of the aforesaid conditions the concerned authority shall be at liberty to forfeit the security deposit of Rs.14,400/- paid by us for faithful compliance with the terms and conditions of the layout and further, if he/she thinks fit may cause, such action to be taken or works to be executed by the Municipal or other agency and the cost so incurred shall be paid by us. | Noted by Architect at page 403 - 413. |
| 18 | That the layout sub divided plots shall be duly got demarcated by the D.I.L.R. and the | Layout /sub division of plots approved by Dy. Cne (SRA) is at |

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| | necessary changes shall be got affected in the record of rights and a copy thereof shall be submitted to the SRA and Municipal Corporation of Greater Mumbai for record. | pg. 511 & City Survey Officer (SRA) is at pg. 513 to 515. Demarcation plan and separate PRC is submitted at page 641. |
| 19 | That the additional water charges as stipulated in the water charges rule shall be paid in the respect of premises occupied for the residential purposes along the internal roads in case of one common suction tank and pumping arrangements and common meter is not provided. | Noted by Architect at page 403 - 413. |
| 20 | That an association of the plot owner/co-operative societies shall be formed which will be responsible for the maintenance of roads, storm water drains, streetlights, sewers and maintenance of the recreation ground/grounds, suction tanks, pump houses and other amenities provided in the subdivided property. | Noted by Architect at page 403 - 413. |
| 21 | That the N.O.C. from the Hydraulic Engineer of the Municipal Corporation of Greater Mumbai shall be obtained and the requirement of the same shall be complied with. | H.E. is at page 559. |
| 22 | That the N.O.C. from the Dy. Chief Engineer (Sewerage planning) shall be obtained and the requirements of the same shall be complied with. | N.C.W. Approval to insist NOC before full OC of rehab building is taken in previous report. |
| 23 | That the requirements of Ex. Engineer (Roads & Storm Water Drains) (W.S.) MCGM shall be complied with. | S.W.D. remarks are at page 383. Part SWD Completion is at page 631. Road remarks are at page . |
| 24 | That the plot shown Recreation Ground shall be not be sold/leased or otherwise of but the same shall be transferred in the name of federation of CHS which form the proper maintenance, after developing the same. | Noted by Architect at page 403 - 413. |
| 25 | That the land falling under D. P. Road within the layout area shall be handed over conveyed to the Municipal Corporation of Greater Mumbai, free of any encumbrances on such conditions as are will be stipulated by the competent authority under Land/ Ceiling and Regulation Act. | Approval for handing over setback before asking full C.C. of sale building is taken in the previous Rehab OCC report. |
| 26 | That the built-up premises admeasuring 2594.47 Sq. Mt. for retail market reservation shall be handed over free of cost to MCGM for | IOA & plinth C.C. is issued for Retail Market. Approval for handing over before |


(Architect)

 
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| | which reservation is proposed for development plan before asking further development permission of sale building. | asking occupation of sale building is taken in the previous Rehab OCC report. |
| 27 | That the layout are shall be got duly demarcated through City Survey Office and separate property register cards and CTS plan shall be obtained from City Survey Office duly certified by Superintendent of Land Records for each of the Sub-divided plot/layout areas. | Plot demarcation is at page 261. Setback demarcation is at page 257. Layout sub division of plots is at page 511. Separate PRC is at page 641. |
| 28 | That the NOC from 'Tree Authority' shall be obtained and requirements of the same shall be complied with. | Architect has requested to insist the same before any further approval. |
| 29 | That these terms & condition of the lay-out cum subdivision shall be binding not only us for the time being but also on our heirs, executors, administrators, assignees and every person/persons deriving right, title and interest through under me/us. | Noted by Architect at page 403 - 413. |

A) - That the following conditions shall be complied with before commencement of the work up to plinth level:

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| A-1 | That the Commencement Certificate u/s. 44/69 (1) (a) of the MR & TP Act, shall be obtained before starting the proposed work. | Full C.C. granted at page 217. |
| A-2 | That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D. C. Regulation No. 38(27). | Plot demarcation is at page 261. Setback demarcation is at page 257. Compound wall is already constructed on site. |
| A-3 | That the Structural Engineer shall be appointed, and Supervision Memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him. | C.W. at page 121 - 131 |
| A-4 | That the structural design & calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C. | C.W. at page 127 - 131. |

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| A-5 | That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murmur, earth, boulders etc. & shall be leveled, rolled, consolidated & sloped towards road. | C.W on site. |
| A-6 | That the regular/sanctioned/proposed lines & reservation shall be got demarcated at site through A. E. Survey/E.E. (T & C)/E. E. (D. P.) of M.C.G.M. /D.I.L.R. before applying for C. C. | Setback demarcation is at page 257. |
| A-7 | That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M. C. G. M. | C.W. at page 271. |
| A-8 | That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C. C. | C.W. at page 307 - 317. Certificate from H.C. (SRA) for Submission of Agreement at page 347. |
| A-9 | That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted & got approved before C.C. | Already demolished for building for building under reference. |
| A-10 | That the Registered Site Supervisor through Architects/Structural Engineer shall be appointed before applying for C. C. & quarterly report from the Site Supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the E. E. (S.R.A.). | C.W. at page 133 - 139. Completion certificate site supervisor at page 421. |
| A-11 | That the requisite premiums/deposits as per Circular No. 7 vide SRA /1372/dated 25-11-97 etc. shall be paid before C.C. | C.W. at page 341 to 343. |
| A-12 | That the layout shall be got approved before I.O.A. of any other building, true copy of the sanctioned layout/ subdivision/amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C. | C.W. at page 511. |

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(Architect) S.E. (S.R.A.) A.E.(S.R.A.)

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| A-13 | That the conditions of Letter of Intent shall be complied with before C.C. | P.C.W. Approval for compilation of LOI balance condition before full OC of sale Building is taken vide para sideline N in the previous rehab OCC report. |
| A-14 | That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/Developer. | C.W. at page 145 - 151. |
| A-15 | That the Reg. u/t and additional copy of plan shall be submitted for agreeing to handover the setback land free of compensation & that the setback handing over certificate shall be obtained from Asst. M. C. of M.C.G.M. & that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C. | C.W. at page 141 to 142. |
| A-16 | That the Indemnity Bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. & to the occupiers & an undertaking regarding no nuisance shall be submitted before C.C./starting the work. | C.W. at page 143 to 144. |
| A-17 | That the Reg. u/t. in Prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I., shall be submitted before C.C. | C.W. at page 141 to 142 |
| A-18 | The development shall be restricted to 75% of the permissible B.U.A. till the submission of separate P.R.C. | N.A. at this stage since O.C.C of Rehab Building is requested. |

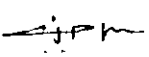
B - That the following conditions are complied with before further c.c. of super structure:

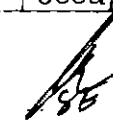

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| B.1 | That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked from the Sub. Engineer (S.R.A.). | C.W. at page 255. |
| B.2 | That the Stability Certificate for work carried out up to plinth level/stilt level shall be submitted from the Lic. Structural Engineer. | C.W. at page 251. |

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| B.3 | That the society of slum dwellers shall be got registered. | C.W. at page 275. |
| B.4 | That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result. | C.W. at page 245. |

C - That the following condition is complied with before granting OC to any part of the proposed building:

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| C.1 | That the some of drains shall be laid internally; with C.I. pipes. | C.W. |
| C.2 | That Nos. of tenements for P.A.P. with carpet area each of 225 Sq. Ft. as per letter of intent of E.E. (SRA) under reference no. SRA/ENG/319/RN/ML /LOI dt: 09/02/03 shall be handed over before asking for occupation/ B.C.C. to the last rehabilitation building in the layout. | Same as per point No 3. |
| C.3 | That the specifications for layout access/D.P. Road/ setback land shall be obtained from E.E. (Road construction) & E.E. (S.W.D.) & or access/setback road shall be constructed in W.B.M. / before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The Completion Certificate shall be obtained from E.E. (R.C) / E.E. (S.W.D.) before submitting Building Completion Certificate. | S.W.D. remarks are at page 383. Part SWD Completion is at page 631. |
| C.4 | That the dustbin shall be provided as per requirement of this office. | C.W at site. |
| C.5 | That carriage entrance shall be provided before starting the work. | N.C.W. Approval to submit the same before full O.C.C of sale building is taken vide para sideline P in the previous Rehab OC report. |
| C.6 | That the surface drainage arrangement shall be provided in consultation with E.E. (S.W.D.) or as per his remarks and a Completion Certificate shall be obtained and submitted before applying for occupation Certificate/B.C.C | S.W.D. remarks are at page 383. Part SWD completion is at page 631. |


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| C.7 | That the requirements from the M.T.N.L. and B.S.E.S /M.S.E.B. shall be obtained and complied with before asking occupation permission. | NOC from Reliance Energy is at page 517 to 521. |
| C.8 | That the Architect shall submit the debris removal certificate before requesting for occupation permission. | C.W. Architect Certificate at page 415. |
| C.9 | That 10'-0" wide paved pathway up to staircase shall be provided. | C.W on site. |
| C.10 | That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier. | C.W on site. |
| C.11 | That the name plate/board showing Plot No., Name of the Bldg. Etc. shall be displayed at a prominent place. | C.W. at page 525. |
| C.12 | That the Completion Certificate of E.E.T.C. & E. E. (S.W.D.) shall be obtained & submitted before applying for occupation/B.C.C. | S.W.D. remarks are at page 383. Part SWD Completion is at page 631. |
| C.13 | That the N.O.C. from inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office. | C.W. at page 459 & 675. |
| C.14 | That the drainage completion certificate from E.E. (S.P.) (P &D) for provision of septic tank / soak pit shall be submitted. | N.A. |
| C.15 | All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale / composite building. | P.C.W. Approval for the same is taken in the previous report. |
| C.16 | Specific clearance from MHADA add. Collector (Eng.)/ concerned W.O. of MCGM certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building. | Approval to insist before issue of full OCC of rehab building is taken in previous report. |
| C.17 | That Stability Certificate from Structural Engineer in Prescribed Proforma along with the final plan mounted canvas should be submitted. | C.W. at page 465 - 483. |
| C.18 | The Building Completion Certificate in Prescribed Performa certifying work carried out as per specification shall be submitted. | C.W. at page 401. |

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| C.19 | That the single P.R. cards for the amalgamated plot shall be submitted. | C.W. at page 641. |
| C.20 | That layout R.G. shall be developed as per D.C. Regulation, 1991. | P.C.W Approval to develop balance before asking O.C. of sale bldg is already taken. |
| C.21 | That the N.O.C. from A.A.& C. R/N Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C. | C.W. at pg. 487. Revised NOC from A.A. & C will be insisted before full OCC of Rehab building. |
| C.22 | That extra water and sewerage charges shall be paid to A.E.W.W. (R/N) Ward of M.C.G.M. before O.C.C. | N.C.W. Approval to submit before asking O.C. of sale bldg is already taken. |
| C.23 | That the D.P. Reservation/ D.P. Road/ Setback admeasuring 997.52 Sq. Mt. shall be handed over as per Municipal Specification & transferred in the name of M.C.G.M. a certificate to that office shall be submitted from concerned authority. | N.C.W. Approval to Hand over before asking full C.C. of sale bldg is taken. |
| C.24 | That Completion Certificate from Office of Dy. CE. (P & D) of MCGM stating that construction of accommodation reservation of Retail Market is completed as per municipal requirement shall be submitted. | N.C.W. Approval to insist the same before asking O.C. of sale bldg is already taken in previous report. |
| C.25 | That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC | C.W. at pg 429 to 457. |

That the following amended conditions shall be complied with:

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| 1. | That conditions of IOA under No. SRA/Eng/933/RN/ML/AP dated. 23/05/2003. | C.W. at page 211 to 213. |
| 2. | That Revised Structural design and calculations shall be submitted. | C.W. at page 185 to 191. |
| 3. | That you shall pay the difference in premium due to change in land rate. | Noted by Architect at page 403 to 413. |
| 4. | That you shall pay all the dues under infrastructural Charges and tenement deposit. | Noted by Architect at page 403 - 413. |
| 5. | That revised drainage approval shall be obtained as per the amended plan. | C.W. at page 271. |
| 6 | That the C.C. shall be got endorsed for amended approval. | C.W. at page 217 to 218. |

(Architect)

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

**Executive Engineer
Slum Rehabilitation Authority**

(Signature)

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| 7. | That all conditions of letter of intent issued under No. SRA/Eng/315/RN/ML/LOI dated. 15/3/2004. | P.C.W. Approval to comply remaining balance condition before full O.C. of sale building is taken in the previous report. |
| 8. | That the changes proposed shall be shown on the canvas plan to be submitted at the time of OCC. | Part Occupation is issued for 100 No's of tenements on 13/10/2010. |
| 9. | That you shall submit M.C.G. M. concurrence for market reservation before asking approval for sale building plan. | C.W. at page 281 - 287. |

That the following Part OCC compliance shall be complied with:

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| 1. | The part occupation permission is granted for 100 No's of Rehab residential tenements & 06 No's of Amenities i.e. 02 No's of Balwadi, 02 No's of welfare Centre's & 02 No's of Society office in Rehab Building No. 01 of Ground + 7 th upper floors for Rehab wing A & B excluding 22 No's of rehab Commercial tenements and 49 No's of provisional PAP tenements. | Accepted by Architect. |
| 2. | That the certificate u/s 270A of BMC Act shall be obtained from A.E.W.W (R/C) word office and a certified oppy off the same shall be submitted to this office. | Architect has requested to insist the same before full OCC of the rehab building. If agreed by E.E (W)/SRA please. |
| 3. | That you shall develop the layout R.G. Before O.C.C for the sale bldg. | Accepted by Architect. |
| 4. | That the single and separate P.R. card for the amalgamation of plot shall be obtained and submitted to this office before asking full C.C. of sale bldg. | Complied with at page 641. |
| 5. | That you shall pay all dues toward infrastructure charges and tenements deposit at applicable stages. | P.C.W Balance shall be insisted stage wise. |
| 6. | That you shall comply the balance IOA condition before asking full occupation certificate. | Noted by Architect. |
| 7. | That you shall complete that the balance work as per approved plan 19/04/2004. | Noted by Architect. |
| 8. | That you shall obtain balance occupation of 22 No's of commercial tenements and 49 No's of Rehab Provisional PAP tenements | Architect has now applied for Part OCC to Rehab building for commercial tenements. |

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| | of rehab building before asking full C.C of Sale building. | |
| 9. | That you shall submit completion certificate for internal layout road of 6.00 mt wide before asking for full OCC of Rehab building. | Internal layout road remarks are at page . Completion will insisted before full OCC of Rehab building. |
| 10. | That you shall submit the demarcation plan for DILR and separate PRC's before asking for full C.C of sale building. | Complied with at page 641. |
| 11. | That you shall handover the built-up premises for Retail market reservation before OCC of sale building. | N.C.W. Approval to insist the same before asking O.C. of sale bldg. is already taken in previous report. |
| 12. | That you shall submit revised H.E NOC as per the last Amended Part Occupation plans before requesting for full occupation certificate for Rehab Building No. 1. | N. C. W Same will be insisted before issue of part OCC under reference. |

In view of above, CEO (SRA)'s

'X'

1. Orders are requested to Para sidelined 'A', 'C' & 'D'.
2. Approvals are requested to Para sidelined 'B' & 'E' to 'G'.

Submitted for approval to para 'X' above please.

After Approval of Honorable CEO (SRA), E.E (SRA)'s approval is requested to

1. Para sideline 'H' & 'I'.
2. Draft Amended plans are at page 661 to 673.
2. Draft part OCC letter to the Architect at page 688.
3. To grant part occupation to 19 No's of Rehab Commercial shops on Ground floor of rehab wing 'A' & 'B' and 02 No's of residential tenements of Rehab Building No. 01 & to re-endorse C.C as per proposed Amended plans at page 653 to 665 subject to recovery of payment.

Received on: 22/4
15/02/2017

(Architect)

S.E (SRA) R/N

A.E (SRA) R/N

E.E (W)/SRA

Dy.Ch. Eng (SRA)

Sub. Prop 16/02 'X' is approved as proposed

Honorable CEO (SRA)

CEO/SRA

मु. का. अ. यांचे कार्यालय
ओपडपट्टी पुनर्वसन प्राधिकरण
अनुक्रमांक - 1760
दिनांक - 17/2/17

S.E [SRA] R/N