

**NO.SRA/ENG/356/KE/ML/LOI**

2. That the carpet area of rehabilitation tenements and P.A.P. tenements shall be certified by the Lic.Architect.
3. That you shall rehouse the eligible slum dwellers as per the list certified by the WO (K-E) for allotting tenements and shop of area mentioned in Annexure - II, free of cost constructing the same as per specification and norms laid down by the PMGP.
4. That you shall register society of slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority.
5. That if required alongwith the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, street lights etc.
6. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to any one else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
7. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed rehabilitation tenements.
8. 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 undersigned.
9. That you shall submit layout and get the same approved before requesting for Commencement certificate.
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).
11. That the separate PRC of plot for PG measuring 4622.76 sq.mt. shall be submitted before OCC.

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

**The salient features of the scheme are as under:**

1)	Area of the plot / slum	: 10792 sqmt.
2)	Area of the plot arrived at for computation of F.S.I.	: 9952.70 sqmt.
3)	Rehabilitation component as per D.C.R.33(10) (excluding areas under reference stair and lift but including area under reference passages, Balwadi, W.C.and Society Office.)	: 8723.87 sq.mt.
4)	Sale component as per D.C.R.33(10)	: 8723.87 sq.mt.
5)	Rehab. Built-up area (Item No.(iii) less areas under reference passages, W.C.,Balwadi, and Society office.) for FSI.	: 8312.53 sq.mt.
6)	Sale Built-up area approved	: 14558.97 sq.mt.
7)	F.S.I.Sanctioned	: 2.298
7A)	Total Built-up area approved for the scheme.(5+6)	: 22871.50 sq.mt.
8)	No.of slum dwellers to be reaccommodated	: 281 Nos.
9)	No.of P.A.P.tenements generated in scheme	: 32 Nos.
10)	Area of unbuildable reservation to be surrendered.	: 4702.76 sq.mt.
11)	Sale BUA (In situ)	: 8312.53 sq.mt.
12)	Built up Area permitted on the plot (5+11)	: 16625.06 sq.mt.
13)	FSI consumed on site	: 1.67

**NO.SRA/ENG/356/KE/ML/LOI**

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.
14. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.
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 rehousing of slumdwellers and project affected persons. Tenements to be allotted to the P.A.P. shall be hatched with due mention that they are for allotment to P.A.P. nominated by the Slum rehabilitation authority.
16. That you shall submit the NOC's as applicable from the concerned A.A.& C, H.E., Dy.Ch.Eng. ( SWD) , CFO, Highway Authority, Civil Aviation Authority, Authority of High Tension Power Transmission Lines, BSES Ltd., Geologists in the office of the undersigned before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer ( S.R.A.)
17. 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.
18. That you shall obtain the permission for construction of the temporary transit accomodation from the office of C.E.O.(S.R.A.) alongwith the phased development programme.
19. That you shall submit the Agreements of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate. And the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.
20. That you as Architect 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 alongwith photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil report shall be submitted by the Architect stating reasons for delay.

21. That the tenements proposed for rehabilitation and tenements proposed for P.A.P. shall be shown distinctly on the plan to be submitted should be forwarded to A.A.& C. of concerned Ward to assess the property tax.

22. That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with corresponding tenements No. etc. of the transit accommodation offered with the certification from the Architect and owner/ developer at both the stages of allotment of transit accommodation as well as final allotment of tenements in rehabilitation building for verification of the Additional Collector (Enc.)

23. That the possession of the tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./ Govt. has been cleared.

24. That the certificate from the concerned authority shall be obtained and submitted before requesting permission for occupation of the sale building whichever is earlier or within three months of granting O.C.C. to rehabilitation building in the layout as regards verification carried out by Concerned Authority who has issued Annexure II about allotment rehabilitation tenements to eligible certified slum dwellers.

25. That you shall get reservation of PG admeasuring 4622.76 sq.m. 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.

26. That the lease agreement with land owning Authority shall be executed before asking for occupation permission.

27. That the rehabilitation component of scheme shall include.

1)	279	No. of Residential tenements.
2)	02	No. of Commercial tenements.
3)	32	No. of P.A.P. tenements.
4)	04	No. of Balwadies.
5)	04	No. of Welfare Centres.
6)	01	No. of Society office.

**NO.SRA/ENG/356/KE/ML/LOI**

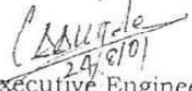
28. That proportionate infrastructure development charges (Rs.840/- persq.m.) and deposit(Rs.20,000/-per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D.C.Regulation and policy of Slum Rehabilitation Authority.
29. That the layout recreation ground admeasuring 1005.02 sq.m. shall be duly developed before asking for Occupation of sale building.
30. 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.
31. That separate P.R.Cards for setback, actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.
32. That this letter of intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City survey office, than sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50.
33. That No objection certificate from respective land owning Authority wise MCGM shall be issued within one month from approval of SRS.
34. That necessary formalities for executing lease agreement shall be initiated by WO(Estate)of MCGM for leasing the plot and lease documents shall be executed.
35. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33(10) upon land which is not your property.
36. That PG area shall be properly levelled in such a way that the same can be used as PG.
37. That the Arithmetical error if any revealed at any time shall be corrected on either side.
38. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect or Owner are found to be fraudulent / misappropriated.

24 AUG 2001

39. That you shall pay total amount of Rs. 64,20,000/- towards deposit to be kept with SRA at rate of Rs.20,000/- per tenement and total amount of Rs. 1,08,51,300/- towards infrastructure development charges at the rate of Rs. 840/- per sq.mt. on the total built-up area sanctioned for scheme.
40. That you shall pay development charges as per 124(E) of MR&TP Act separately for sale built up area as per provisions of MR&TP Act.
41. That the Owner/Developer are at liberty to sale in the open market the incentive BUA available as free sale component in the scheme.
42. That the land within boundary of slum scheme which will remain vacant, unbuilt due to proposing part sale FSI in the form of TDR shall be added to the P. G. reservation for handing over to the MCGM and layout of the scheme shall be got amended accordingly. Such vacant land shall be properly protected from any kind of encroachment construction thereon by the developers and their legal heirs, till the same is fully developed and handed over to MCGM.
43. That this LOI is valid for the period of 3 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.

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

Yours faithfully,

  
Executive Engineer (II)  
Slum Rehabilitation Authority

Shankarwadi 2009  
IOA

**SLUM REHABILITATION AUTHORITY**

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix – IV  
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA / ENG /...1317/KE/ML/AP..... **26 JUN 2009**

Sale Commercial Bldg.

To,

Shri V.M. Shah of M/s. Akruti Nirman Ltd.,

Akruti Trade Centre, Road No.7,

Marel M.I.D.C.,  
Andheri (E), Mumbai.

With reference to your Notice, letter No. 448 dated 29/01/09 200 and delivered

on 29/01/2009 200 and the plans, Sections, Specifications and Description and further particulars  
Sale Commercial

and details of your building at C.T.S.No.330(pt.) of village Mogra,  
Jogeshwari (E), Mumbai, known as "Shankarwadi".

furnished to me under your letter, dated 29/01/2009 200 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the 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)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

....2a/-

26 JUN 2009

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the \_\_\_\_\_ day of ~~25 SEP 2009~~ 200 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval

Sd/—

Executive Engineer, (S.R.A.)

### SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Approval.



- 5) That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60.00 cm. above the high plinth level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the regular/sanctioned /proposed lines and 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.
- 8) 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.
- 9) That the existing structure proposed to be demolished shall be demolished with necessary phase programme with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 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 Executive Engineer (SRA).
- 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.
- 12) That the true copy of the revised 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.
- 13) That the conditions of Letter of Intent shall be complied with before C.C.
- 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.

26 JUN 2009

- 15) That the Reg.u/t and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asstt. Commissioner of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C.
- 16) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.
- 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.
- 18) That the encroachment on the existing 63K road shall be got cleared.
- 19) That N.O.C. from C.F.O. of M.C.G.M. shall be submitted.
- 20) That the development charges as per MRTP Act shall be paid before issue of plinth C.C.
- 21) That the N.O.C. from the P.C.O. K/E Ward shall be obtained before C.C.
- 22) That the remarks from Ch.E. (M & E) of M.C.G.M. for light and ventilation to the upper & lower basement and lower ground floor shall be submitted.
- 23) That the NOC from E.E. (T & C) of M.C.G.M. for parking layout shall be submitted.
- 24) That the undertaking stating that the extra height of basement & lower ground floor will not be misused shall be submitted.

**B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -**

- 1) That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.
- 2) 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.).

26 JUN 2009

- 3) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 4) That the society of slum dwellers shall be got registered.
- 5) 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.
- 6) That the remarks from authorized/reputed company in Air Conditioning field for minimum size required of the floor area for proposed AHU's shall be submitted.
- 7) That the NOC from Ch.E. (M & E) of M.C.G.M. for proposed AHU's shall be submitted.
- 8) That the remarks from MTNL authority for proposed telephone concentrator room shall be submitted.
- 9) That the revised N.O.C. from the C.F.O. of M.C.G.M. shall be submitted.

**C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.**

- 1) That the some of drains shall be laid internally with C.I. pipes.
- 2) That 32 Nos. of tenements for P.A.P. with carpet area each of 225 sq.ft. As per letter of intent of Dy.Ch.E.(SRA) under reference No. SRA/Eng./356/KE/ML/LOI dt. 24/08/2001 shall be handed over before asking for occupation/B.C.C. to the last rehabilitation building in the layout.
- 3) That the specifications for layout access/D.P. Road/setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & 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 streclights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.
- 4) That the dustbin shall be provided as per requirement of this office.
- 5) That carriage entrance shall be provided before starting the work.

26 JUN 2009

- 6) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
- 7) That the requirements from the M.T.N.L./Reliance Energy /concerned electric Supply Co. shall be obtained and complied with before asking occupation permission.
- 8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 9) That 10'-0" wide paved pathway up to staircase shall be provided.
- 10) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 11) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 12) That the completion certificate of E.E.(T.&C.) & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit shall be submitted.
- 15) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 16) Specific clearance from MHADA, Add. Collector (Enc.)/concerned Asstt. Commissioner of MCGM certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.
- 17) The fresh leases agreement under S.R.A. Scheme with MCGM /MHADA/GOVT. shall be got executed before asking for O.C. for sale building or sale wing of composite Bldg. and the copy shall be submitted to this office.
- 18) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.

26 JUN 2009

- 19) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 20) That the single P.R. cards for the amalgamated plot shall be submitted.
- 21) That layout R.G. shall be developed as per D.C. Regulation, 1991.
- 22) That the N.O.C. from the A.A. & C. K/E Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 23) That the P.G. Reservation admeasuring 4356.69 sq.mtr shall be handed over as per Municipal Specification & transferred in the name of MCGM a certificate to that office shall be submitted from concerned authority.
- 24) That completion certificate from C.F.O. shall be submitted.
- 25) That the provision of Rain Water Harvesting as per the design prepared by the approved consultants in the field shall be made before asking occupation of sale building.

**D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.**

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

**NOTES:**

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
3. That office of CEO (SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.

sd/-

Executive Engineer (III)  
Slum Rehabilitation Authority

**NOTES**

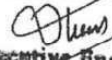
- (1) The work should not be started unless objections \_\_\_\_\_ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
- (i) Specific plans in respect of evicting or rehusing the existing tenants on your plot stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
  - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

— sd —  
Executive Engineers, (S.R.A.)

26 JUN 2009

- Forwarded to
- 1) Lic Surveyor
  - 2) Owner
  - 3) Asstt Munc. Comm. (K/E) Ward
  - 4) A.D. D.C.B.S.D./Sub. Divisional Officer  
Tahsildar Officer B.S.D./Dy. Coll. (SRA)
  - 5) Dy. Ch. E. (D.P.) E
  - 6) A.E.W.W... K/E Ward
  - 7) A A & C K/E..... Ward

  
 Executive Engineer III  
 Slum Rehabilitation Authority



**Slum Rehabilitation Authority**

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

No.SRA/ENG/356/KE/ML/LOI

Date: **28 JAN 2011**

- To,  
✓ Architect :
1. Smt. Maya Vaidya.  
City Gold Management Services Pvt. Ltd.,  
Akruti Trade Centre, Road No. 7,  
Marol MIDC, Andheri (East)  
Mumbai 400 093.
  2. Developers : Akruti Kailash Constructions.  
Akruti Trade Centre, Road No. 7,  
Marol, MIDC, Andheri (East)  
Mumbai 400 093.
  3. Society : Shankarwadi CHS & Sai Shankar CHS.

Sub: Proposed S. R. Scheme on plot bearing C.T.S. No. 330(pt) of village Mogra at Jogeshwari (East), Mumbai known as "Shankarwadi".

Ref : SRA/ENG/356/KE/ML/LOI.

Madam/Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S No. 330(pt) of village Mogra at Jogeshwari (East), Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI of 2.099** (Two point Zero Nine Nine only) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of **1.7638 (One point Seven Six Three)** shall be allowed to be consumed on the plot, subject to the following conditions.

1. This L.O.I. supersedes the earlier L.O.I. issued on 24/08/2001 under even no.



**SRA/ENG/356/KE/ML/LOI**

2. That the carpet area of rehabilitation tenements shall be certified by the Architect.
3. That the Amenity Tenements i.e. 3 nos. Balwadi, 3 nos. Welfare Centre, 3 nos. Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the Ward Officer, K/E ward by allotting them residential tenements of carpet area of 20.90 sq.mt. and / or residential-cum-commercial of carpet area of 20.90 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/ norms/building bye-laws.
5. That you shall register society of all slum dwellers to be re-housed under Slum Rehabilitation Scheme nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority before issue of IOA.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers 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).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted.
10. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
11. That you shall submit layout and get the same approved before obtaining Commencement Certificate of Sale Building.
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan.
13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
14. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
15. That you shall get Reservation of P.G. adm. 4356.69 sq.mtr. demarcated from A. E. (Survey)/D.P. department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.

**SRA/ENG/356/KE/ML/LOI**

16. 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	Particular	Area (in Sq. mt.)
1	Area of slum plot / slum	10792.00
2	Deduction for a) Road Set back area b) Reservation if any	494.50 4356.69
3	Balance area (1-2)	5940.81
4	Deduction 15 % R.G. (if applicable)	---
5	Net area of plot for computation of t/s density.	5940.81
6	Addition for FSI purpose. 2 (a & b) above 100%	4851.19
7	Total Plot Area for FSI Purpose	10792.00
8	Max. Permissible F.S.I.	2.50
9	Max. Permissible BUA Area in situ	26980.00
10	Rehab Built up area	7917.51
11	Passage & Amenity (Existing & Proposed) BUA	985.63
12	Rehab Component	8903.14
13	Sale Component	14738.24
14	Total BUA sanctioned for project	22655.75
15	FSI sanctioned for Project	2.099
16	Sale BUA permissible in situ	14738.24
17	Sale BUA proposed in situ	11118.24
18	Total BUA proposed in situ (rehab + sale)	19035.75
19	F.S.I. Consumed on plot	1.7638
20	Nos. of slum dwellers to be re-accommodated Residential = 300 nos. Commercial = 05 nos. Residential cum Comm.= 01 no. Existing Temple = 01 no.	307 Nos.
21	Nos. of PAP generated in the scheme	Nil

17. That you shall get the plot boundaries demarcated from City Survey Officer (SRA) before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot.
18. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
19. 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 that the same are for re-housing of slum dwellers
20. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA);
  - (1) A.A.& C. 'K/E' Ward
  - (2) H.E.
  - (3) Tree Authority,
  - (4) Dy. Ch. Eng.(SWD) W.S.
  - (5) Dy. Ch.E.(S.P.) (P & D)
  - (6) Dy.Ch.Eng. (Roads) W.S.
  - (7) P.C.O.
  - (8) B.S.E.S/Reliance Energy
  - (9) M.T.N.L. - Mumbai
  - (10) Civil Aviation Authority
21. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.