

झोपडपट्टी पुनर्वसन प्राधिकरण

प्रशासकीय इमारत, अनंत काणेकर मार्ग

वांद्रे (पुर्व), मुंबई-५१.

Email : info@esra.gov.in

जा.क्र. झो.पु.प्रा./न.भू./कार्या-१/टे-१/ एकता/सिमांकन/२०११

दिनांक : ११/०८/२०११

प्रति,

नगर भूमापन अधिकारी,
कुर्ला.

विषय : सिमांकन करणे बाबत.

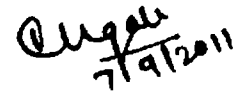
मौजे - कुर्ला भाग-३, तालुका - कुर्ला येथील न.भू.क्र. ६पै, ६/१४० त १
७पै मिळकतीवरील एकता एस.आर.ए. सहकारी गृहनिर्माण संस्था.

संदर्भ : मं. देवा कंसल्टंट, वास्तुविशारद यांच्या दि. ११/०८/२०११ रोजीचा

उपरोक्त विषयवरील मं. देवा कंसल्टंट, वास्तुविशारद यांच्या दि. ११/०८/२०११ च्या
पत्राच्या अनुषंगाने आपणाम कळविण्यात येते की, मौजे - कुर्ला भाग-३, तालुका - कुर्ला येथील न.भू.क्र.
६पै, ६/१४० त १४४, ७पै मिळकतीवरील एकता एस.आर.ए. सहकारी गृहनिर्माण संस्था
प्राधिकरणाकडून आशयपत्र (LOI) देण्यात आले आहे. प्रकरणी अर्जदाराने परिशिष्ट-२ मध्ये
झोपड्या स्थित नकाशाचे आधारेन प्रत्यक्ष जागेवर सिमांकन केल्याचा दाखला दिला असून त्या
प्रस्तुत जमिनीची सिमांकन मोजणी करून येणाऱ्या क्षेत्राचा न.भू.क्रमांक निहाय तपशिल अक्षरी
या दोन्ही मध्ये नमुद करून टिप्पणसह मोजणी नकाशाच्या दोन साक्षातिक प्रती प्राधिकरणाम
लवकर पाठवाव्या. हि विनंती.

सोबत : १) दि.१०/०८/२०११ च्या आशयपत्राची (LOI) प्रत.

२) वास्तुविशारदाचा सिमांकनाचा दाखला.



(महेश त्रि. इंगळे)

नगर भूमापन अधिकारी .

झोपडपट्टी पुनर्वसन प्राधिकरण

प्रत : सहितीसाठी व पुढील कार्यवाहिकरीता

मं. देवा कंसल्टंट

१९४, एस एस-III, सेक्टर II,

वाशी, नवी मुंबई ७०३.



Recd Copy.
Kumar
7/9/11

① वित्तव्यवस्थापन

सू. ११११ वार्षिक

उत्तर

② वित्तव्यवस्थापन

वित्तव्यवस्थापन

(3)

DEVA CONSULTANTS

Consulting Engineers and Architects

Office : 194, SS-III, Sector - 2, Vashi, Navi Mumbai - 400 703.

Branch Office : 467, Central Facility Bldg., No. 2, Sector 19,
APMC Market, Vashi, Navi Mumbai - 400 705.

Email : deva_consultants@rediffmail.com • devaconsultants@gmail.com

11th Aug 2011

To,
The City Survey Officer (SRA),
Slum Rehabilitation Authority,
Administrative building,
Anant Kanekar Marg,
Bandra (E), Mumbai 400 051.

Sub : Recommendation letter for the joint demarcation of slum plot on plot bearing CTS no. 6(pt.), 6/140 to 144 & 7(pt.) village Kurla, S. C. Barve road, Kurla (E), Mumbai for Ekta SRA Co-op. Hsg. Society.

Ref. : SRA/ENG/1471/L/MHL/LOI dtd. 10/08/2011.

Sir,

As per the condition no. 14 & 26 of above referred LOI, I hereby request you grant us the recommendation letter to DILR / SLR to carryout **Joint measurement and demarcation for area certification** of slum plot as shown area under set-back in figure & words for S.R. Scheme under reference

Thanking you.

For **Deva Consultants**,

Katira J.K.

Jayant Katira

- Encl : 1. Xerox copy of LOI.
2. Xerox copy of P.R. Card.
3. Xerox copy of C.T.S. plan.

CTSO

क्षोपडपट्टी मुद्रासन प्रमाणकरण	
दिनांक	11 08 2011
आ.क.	21522
प्रशासकीय इमारत, वांद्रे (पूर्व), मुंबई - ४०० ०५१.	

09/8

CTSO - 824
20/8/11

17/8/11

मालमत्ता पत्रक

भाग/भाजे -- कुर्ला भाग - ३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा



प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा तपशील आणि त्याच्या तपशील आणि त्याच्या तपशील
६	६	९३६९४.४	H-I

वेधाधिकार -

स्काचा मुळ धारक - महाराष्ट्र गहननिर्माण मंडळ.
 वर्ष १९६६

इंदार -

तर भार -

तर शेर -

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
३०/०७/१९९४	सर्व रजि.वांद्रा पूर्व मुंबई सुची क्र.३०९४/ १३ दि.१८-९-९२ / १९-९-९२ मा.जि.नि.भू. अ.तथा न.भू.अ.क्र.२ मुं.उ.जि.यांचा दि. ३०-७-९४ चे आदेशान्वये क्षेत्र २८३४.००चौ.मि. भाडेपट्टेदार सदरी नांव दाखल.	S.I.	भाडेपट्टेदार - कुर्ला नेहरूनगर श्री.साई सेवा कृपा सह. गृह.संस्था (भर्यादीत) कुर्ला (पूर्व)	सही - १९९४-०७-३० जिनिभूअ तथा नभूअक्र.२मु.
२८/०२/१९९६	सह.दुय्यम निबंधक ४ वांद्रे मुंबई यांचे कडील भाडेपट्टा र.रू. २६८०५०/- ची सुची क्र. दोन पी. २०६५/९१ वडू. दि.२-५-९४ व कन्फरमेशन डिड सुची क्र.दोन ३००८ ९४ दि.१-६-९४ तसेच न. भू.अ.२मुंबई यांचे दि.२८-२-९६ चे आदेशान्वये २७६०.०० चौ. मि.क्षेत्रास भाडेपट्टे दार सदरी नांव दाखल.		भाडेपट्टेदार कुर्ला नेहरूनगर वर्षा आदर्श को. ऑप हौ.सोसा.लि.मि.	सही - १९९६-०२-२८ न.भू.अ.क्र.Dwb. २ मुं.उ.पू.खZnB
२१/०७/२००६	भाडेपट्ट्याने पैकी क्षेत्र २३२.८९ चौ.मी. ९९ वर्षाच्या कराराने	२.द.क्र बदर-३/ १२२९/९८ दिनांक १५.१.९९	(प) नेहरूनगर स्नेहसदन को.ऑ.हौ.सो.लिमिटेड	सही - २१/०७/२००६ न.भू.अ.कुर्ला

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा
CERTIFIED TRUE COPY

Name: J.A.

KATIRA J. AT RATILAL
 REG. No. ६/329/LB

नज्ज क्रमांक ६२१ अर्जदाराचे नांव दी. म. धोसा
 अर्ज केल्याची तारीख २१/११/१० पकूण शुल्क ६
 नक्कल तयार तारीख २१/११/१० नकलेचे शुल्क ६०२
 दिल्याची तारीख २१/११/१० नकलेचे अधिकार शुल्क
 तयार करणार दी. म. धोसा तपासणी शुल्क
 तपासणी करणार दी. म. धोसा कागद शुल्क २
 सारी नक्कल दी. म. धोसा रक्कम ६०४

दी. म. धोसा
 नगर भूमापन अधिकारी
 फर्मा.

तिकिटाचे शुल्क
 पकूण रक्कम ६०४

मालमत्ता पत्रक

कुर्ला भाग - ३

तालुका: न. भु. मा. का. -- न. भु. अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा



भाग भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. नों.	धारणाधिकार	शासनाला दिलेल्या अक्षरपीठा किंवा तपशील आणि त्याच्या किंवा तपसणीच्या त्रुटी वेळ
६/१४०	६/१४०		४.२	H-२	

सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ.

पट्टेदार

इतर भार

इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण

तपासणी करणारा - खरी नकदल - न. भु. अ. कुर्ला मुंबई उपनगर जिल्हा

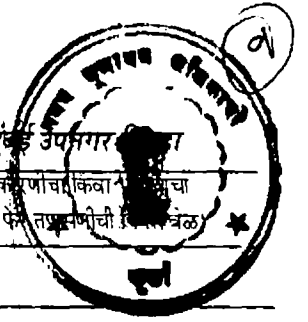
क्रमांक ५१३... धर्तदाराने नाव अंघ्रिप पाचफुते
 कार्य केवळ १ १९२१९१९० रद्द शुल्का - १
 नकदल तय १९२१९१९० नकदल शुल्का - २०
 दिव्यादी १९२१९१९० नकदल शुल्का
 तपार कर २१००/० तपासणी शुल्का
 तपार मी २१००/० हागद शुल्का - २
 खरी नकदल २१००/० रकम २२

२१/११/१९६६
 नगर भूमिपत्र अधिकारी
 कुर्ला.

सिकिटाचे शुल्का
 रद्द शुल्का

CERTIFIED TRUE COPY
 Khatir J. R.
 KATIRA J. I. RATILAL
 REG. No. K/329/LB

मालमत्ता पत्रक



कुर्ला भाग - ३

तालुका न. भू. मा. का. -- न. भू. अ. कुर्ला

जिल्हा -- मुंबई उपनगर

नगर भूमापन क्रमांक / फा. प्लॉट न.	शिट नंबर	प्लॉट नंबर	क्षेत्र क्षेत्र मी.	धारणाधिकार	शासनाला दिलेल्या आकृतीचा किंवा तपशील आणि त्याच्या तपसणीची
६/१४१	६/१४१		४.९	H-१	

सुविधाधिकार

इवकाचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ.

पट्टेदार

इतर भार

इतर शेरे

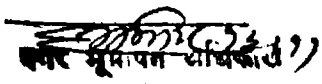
दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत

तपासणी करणारा -

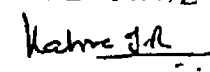
खरो मकळ -

न. भू. अ. कुर्ला
मुंबई उपनगर जिल्हा

नवे क्रमांक ५६३ अर्जदाराचे नाव अंदाप पावले पुणे
 अर्ज केलेची तारीख १२/११/१० पट्टेदार शुल्क - १
 नककळ तयार झाल्याची तारीख १६/११/१० न. भू. अ. शुल्क - २०
 तयार कर अंदाप पावले तपासणी शुल्क
 तपासणी शुल्क कागद शुल्क - २
 काढी शुल्क रक्कम २२


 नगर भूमापन अधिकारी
 कुर्ला.

तिकिटाचे शुल्क
 एकूण रक्कम

CERTIFIED TRUE COPY

 KATIRAJA T. RAJAN
 REG. No. K/329/L5

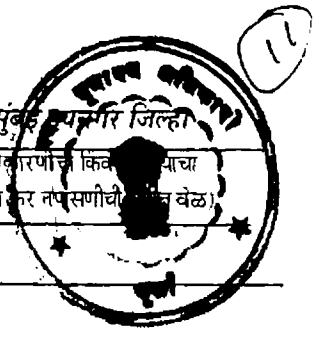
मालमत्ता पत्रक

कुर्ला भाग - ३

नामुका न. भू. मा. का. -- न. भू. अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा



नगर भूमापन क्रमांक / फा. प्लॉ. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा त्याच्या तपशील आणि त्याच्या कर तपसणीची किंवा तपसणीची
६/१४२	६/१४२		३.०	H-१	

सुविधाधिकार -

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ.

पट्टेदार -

इतर भार -

इतर शेरें -

दिन	व्यवहार	छंट क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन

तपसणी करणारा -

खरी नक्कल -

न. भू. अ. कुर्ला

मुंबई उपनगर जिल्हा

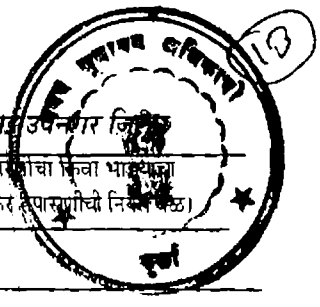
नवे क्रमांक ५९३
 धारक केल्ये न. भू. अ. कुर्ला
 नक्कल त. त. १९२१९९/१०
 दिव्याची १८१११७
 तयार कर १०१०
 तपसणी २११११७
 खरी नक्कल २२

सहायक भूमापन अधिकारी
 कुर्ला.

सिव्हील इंजिनेर
 मुंबई उपनगर जिल्हा

CERTIFIED TRUE COPY
 Khatme J.A.
 KATIH...
 REG. NO. K/329/LS

मालमत्ता पत्रक



कुर्ला भाग - ३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	अ. नं.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भावधारणा तपशील आणि त्याच्या फेर सुपासणीची नक्शा
६/१४३	६/१४३				

४१ / ११-१

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ.

पट्टेदार

इतर भार

इतर शेर

दि.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

नक्शा क्रमांक ५६३ धर्जदाराचे नाव अंशुप पंत्युते
 धर्ज केव्याची तारीख १२/११/१० एकूण शुल्का - १
 नक्कल तय त १५१११० व शुल्का - २०
 दिव्याची त. अ १५१११० नकलेचे अ. धार शुल्का
 तयार कर व १५१११० तपासणी शुल्का
 तपासणी रु १५१११० कर शुल्का - २
 खरी नक्कल १५१११० एकूण शुल्का - २२

नगर भूमापन अधिकारी
 कुर्ला.

लिफिराचे शुल्का
 एकूण शुल्का

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SATILAL

1329/LS

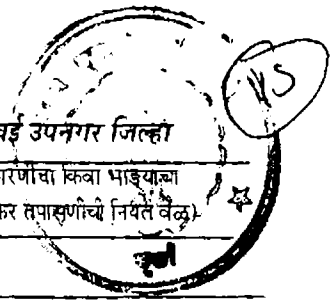
मालमत्ता पत्रक

कुर्ला भाग - ३

तालुका - न. भु. मा. का. -- न. भु. अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉट न.	प्लॉट नंबर	प्लॉट क्षेत्र	अंश	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियते वेळ
६/१४४	६/१४४		१२.६	H-१	



सुविधाधिकार -

हक्काचा मूळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ

पट्टेदार -

इतर भार -

इतर शोरे -

दिन	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन

तपासणी करणारा - खरी मक्कल - न. भु. अ. कुर्ला मुंबई उपनगर जिल्हा

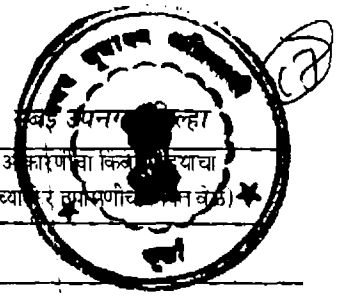
खंड क्रमांक ५९३ अर्जादाराचे नांव अशुभ पस्यपुते
 अर्ज केवळ १ ता १२/११/१० अशुभ शुल्का - १
 अर्जकाल त. त. १२/११/१० अ. व शुल्का - २०
 दिवसाची ५५११० अ. व शुल्का
 तयार कर अर्जातक तपासणी शुल्का
 तपासणी शुल्का - २
 खरी मक्कल शुल्का २२

नगर भूमापन अधिकारी (१)
 कुर्ला.

सहाय्यी शुल्का
 अशुभ शुल्का

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 Katin ... KATILAL
 REG. No. K/329/LB

मालमत्ता पत्रक



कुर्ला भाग -३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा

नगर भूमालमत्ता शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकारणाचा किंवा त्याच्या तपशील आणि त्याच्यावर तपासणीचे निष्पत्तीचे निवेदन

७ १९८५-२ F

सुविधाधिकार -----

हक्काचा मुळ धारक वर्ष १९६७ मुंबई महानगर पालीका. ✓

पट्टेदार -----

इतर भार -----

इतर शेरें -----

दि.	व्यवहार	छंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
०६/०४/२००३	भूसंपादनाने संपूर्ण मिळकत	स्व.धा. LAQ-३७०२ व I AQ-५२७९ दि.१७.१.५९ व दि १३.६.६२	धा. महाराष्ट्र हौसींग बोर्ड	फेर कार क्र. ४४ प्रमाणे सही. ०६/०४/२००३ न.भू.अ.कुर्ला

तपासणी करणारा -

खरी नक्का -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

जमिनी क्रमांक ५४३ अर्जादाराचे नाव अंदाप पाचपुणे
 अर्ज केल्याची तारीख १९.२.१९९० रक्कम शुल्क। - २
 नक्का तयार तारीख १९.२.१९९० नकल शुल्क। - ४०
 दिव्याची तारीख १९.२.१९९० नकलेचे अधिभार शुल्क।
 तयार कर र अंशाने तपासणी शुल्क।
 तपासणी कर कागद शुल्क। - २
 खरी नक्का रक्कम। ४२

सहायक नगरपालिका अधिकारी
 कुर्ला.

सिफिटाचे शुल्क।
 रक्कम रक्कम।

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 Khatra
 JAGANNATH
 No. K/229/18



21

Slum Rehabilitation Authority

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

No.:SRA/ENG/1471/L/MHL/LOI

Date:

10 AUG 2017

10 AUG 2017

To,

- ✓ 1. **Licensed Surveyor** : Mr. Jayant R. Katira
of M/s. Deva Consultants
194, SS-III, Sector-II,
Vashi, Navi Mumbai – 400 703.
2. **Developer** : M/s. Baba Homes
Builders & Developers
7, Baba Arcade, Sector-11,
Vashi, Navi Mumbai-400 703.
3. **Society** : Ekta CHS (Prop.)
C.T.S. Nos. 6(pt.), 6/140 to 144 &
7(pt.) of Village Kurla-III, S. K. Barve
Marg, Kurla (E), Mumbai.

Sub: Proposed slum Rehabilitation Scheme on plot bearing
C.T.S. Nos. 6(pt.), 6/140 to 144 & 7(pt.) of Village
Kurla-III, S. G. Barve Road, Kurla (E) for Ekta Co-op.
Hsg. Society (prop).

Ref.: SRA/ENG/1471/L/MHL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S No. 6(pt.), 6/140 to 144 & 7(pt.) of Village Kurla-III, S. G. Barve Road, Kurla (E), this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI** of 2.846 (Two point eight four six only) in accordance with provisions of Appendix – IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of **3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

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Katira Jayant Rajilal

KATIRA JAYANT RAJILAL
REG. No. K/329/LS

SRA/ENG/1471/L/MHL/LOI

1. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
2. That the Amenity Tenements i.e. 1 no Balwadi, 1 no Welfare Centre, 1 no Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
3. That you shall rehouse the eligible slum dwellers as per the list certified by the CO/MHADDB(MHADA) by allotting them residential tenements of carpet area of 25.00 sq.mt. and residential-cum-commercial of carpet area of 25.00 sq.mt. and 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.
4. 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.
5. 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).
6. 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.
7. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.
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

SRA/ENG/1471/L/MHL/LOI

per the directives of the Slum Rehabilitation Authority, issued during execution period.

9. 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.
10. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building.
11. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/subdivided plots before obtaining C.C. for last 25% of built up area.
12. That you shall get D. P. Road/set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
13. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq. mtr.
1	Area of slum plot (As per Annexure-II)	1527.56
2	Deduction for a) Road Set back area b) B) Reservation if any	368.81 Nil
3	Balance area (1-2)	1158.75
4	Deduction 15% R.G. (if applicable)	-
5	Net area of plot for computation of t/s density	1158.75
6	Add for F.S.I. purpose , 2(a + b) above 100%	368.81
7	Plot area for FSI purpose	1527.56

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Katira Jayant Ratilal

**KATIRA JAYANT RATILAL
REG. No. K/329/LS**

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8	Max. FSI permissible on plot	3.0
9	Max. BUA permissible on plot	4582.68
10	Rehab FSI	1772.08
11	Passage & Amenity s(Existing & Proposed) area	803.89
12	Rehabilitation component (8+9)	2575.97
13	Sale component (10 X 1.0) permissible	2575.97
14	Total BUA sanctioned for project	4348.05
15	FSI sanctioned for Project	2.846
16	Sale in situ BUA proposed	2575.97
17	Nos. of slum dwellers to be re-accommodated Rehab Residential - 60 nos. Balwadi - 01 ns. Welfare Centre - 01 no. Soceity Office - 01 no.	
18	Nos. of PAP generated in the scheme	Nil

14. 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 before requesting C.C of sale building.
15. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
16. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Slum Rehabilitation Authority.
17. 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. 'L' Ward

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SRA/ENG/1471/L/MHL/LOI

- (2) H.E.
 - (3) Tree Authority,
 - (4) Dy. Ch. Eng.(SWD) E.S.
 - (5) Dy. Ch.E.(S.P.) (P & D)
 - (6) Dy.Ch.Eng. (Roads) E.S.
 - (7) P.C.O.
 - (8) B.S.E.S/Reliance Energy
 - (9) M.T.N.L. - Mumbai
 - (10) Civil Aviation Authority
-
18. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
 19. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
 20. That you as Architect / Developer / Society / PMC/TPQA shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
 21. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C 'L' ward to assess the property tax.
 22. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared.

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Katika J. Ratilal

KATIKA JAYANT RATILAL
REG. No. K/329/LS

SRA/ENG/1471/L/MHL/LOI

Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.

23. In case of S.R. Scheme on State/MHADA land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
24. That the rehabilitation component of scheme shall include.

a)	60	Numbers of Residential tenements
b)	01	Numbers of Balwadi
c)	01	Numbers of Welfare Centre
d)	01	Numbers of Society office

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

25. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
26. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 3.00.
27. That No objection Certificate from respective Land Owning Authority i.e. C.O. (MHADA) shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).
28. That No objection Certificate from respective Land Owning Authority i.e. MHADA shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).

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SRA/ENG/1471/L/MHL/LOI

29. That you shall submit the N.O.C. for Mechanical Ventilation in the duct from (CHE (M&E) of M.C.G.M. before approval of further C.C. to the rehab wings.
30. That you shall submit the Registered Undertaking from Slum Society & developer, not misusing pocket terrace & Part terrace before granting C.C. to the bldg. under reference.
31. That you shall submit the NOC. from E.E. (T&C) of M.C.G.M. for tower parking before granting further C.C. to the Sale wings.
32. That you shall submit the NOC from CFO to the bldg. under reference before approval of plans.
33. That you shall submit the remarks/NOC from concerned Electric Authority before approval of electric substation.
34. 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.
35. That the Arithmetical error if any revealed at any time shall be corrected on either side.
36. That C.E.O. (SRA) reserves the right to cancel this Letter of Intent in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
37. That you shall pay total amount of Rs. 12,40,000 towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 15,79,475/- {i.e. @ Rs. 560/- (Suburb) sq.mt.} towards Infrastructural Development charges.
38. 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.

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KATIRA JAYANT KATILAL
REG. No. K/329/LS

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39. 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.
40. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
41. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
42. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
 - i. After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
 - ii. As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
 - iii. At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
43. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
44. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no.

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SRA/ENG/1471/L/MHL/LOI

of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.

45. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
46. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
47. a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure - II shall be displayed by the developer/society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.
- b) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
- c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).
- d) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 55 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90

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Kahn S.A.

KARNATAKA STATE ARCHITECTURE

REG. NO. K/329/LS

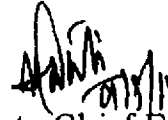
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MHADA approved layout approved u/no CE/34/BP(ES)/LOI/GOVT before approval of composite bldg.

60. That you shall submit agreement with bank users before approval of composite bldg.
61. The area of sale shops & users will be restricted as per provision of clause 52(7) & 2 (20) of DCR 1991.

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

Yours faithfully,



Deputy Chief Engineer
Slum Rehabilitation Authority



3

Slum Rehabilitation Authority

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

No.:SRA/ENG/1471/L/MHL/LOI

Date:

0 AUG 2017

10 AUG 2017

To,

- ✓ 1. **Licensed Surveyor** : Mr. Jayant R. Katira
of M/s. Deva Consultants
194, SS-III, Sector-II,
Vashi, Navi Mumbai - 400 703.
2. **Developer** : M/s. Baba Homes
Builders & Developers
7, Baba Arcade, Sector-11,
Vashi, Navi Mumbai-400 703.
3. **Society** : Ekta CHS (Prop.)
C.T.S. Nos. 6(pt.), 6/140 to 144 &
7(pt.) of Village Kurla-III, S. K. Barve
Marg, Kurla (E), Mumbai.

Sub: Proposed slum Rehabilitation Scheme on plot bearing
C.T.S. Nos. 6(pt.), 6/140 to 144 & 7(pt.) of Village
Kurla-III, S. G. Barve Road, Kurla (E) for Ekta Co-op.
Hsg. Society (prop).

Ref.: SRA/ENG/1471/L/MHL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S No. 6(pt.), 6/140 to 144 & 7(pt.) of Village Kurla-III, S. G. Barve Road, Kurla (E), this office is pleased to inform you that this **Letter of Intent** is considered and approved for the sanctioned **FSI** of 2.846 (Two point eight four six only) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of **3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

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1. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
2. That the Amenity Tenements i.e. 1 no Balwadi, 1 no Welfare Centre, 1 no Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
3. That you shall rehouse the eligible slum dwellers as per the list certified by the CO/MHADDB(MHADA) by allotting them residential tenements of carpet area of 25.00 sq.mt. and residential-cum-commercial of carpet area of 25.00 sq.mt. and 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.
4. 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.
5. 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).
6. 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.
7. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.
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

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per the directives of the Slum Rehabilitation Authority, issued during execution period.

9. 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.
10. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building.
11. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/subdivided plots before obtaining C.C. for last 25% of built up area.
12. That you shall get D. P. Road/set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
13. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq. mtr.
1	Area of slum plot (As per Annexure-II)	1527.56
2	Deduction for a) Road Set back area b) B) Reservation if any	368.81 Nil
3	Balance area (1-2)	1158.75
4	Deduction 15% R.G. (if applicable)	-
5	Net area of plot for computation of t/s density	1158.75
6	Add for F.S.I. purpose , 2(a + b) above 100%	368.81
7	Plot area for FSI purpose	1527.56

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KATIKA JAYANI RAJILAL
REG. No. K/329/LS

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8	Max. FSI permissible on plot	3.0
9	Max. BUA permissible on plot	4582.68
10	Rehab FSI	1772.08
11	Passage & Amenity s(Existing & Proposed) area	803.89
12	Rehabilitation component (8+9)	2575.97
13	Sale component (10 X 1.0) permissible	2575.97
14	Total BUA sanctioned for project	4348.05
15	FSI sanctioned for Project	2.846
16	Sale in situ BUA proposed	2575.97
17	Nos. of slum dwellers to be re-accommodated Rehab Residential – 60 nos. Balwadi – 01 ns. Welfare Centre – 01 no. Soceity Office – 01 no.	
18	Nos. of PAP generated in the scheme	Nil

14. 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 before requesting C.C of sale building.
15. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
16. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Slum Rehabilitation Authority.
17. 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. 'L' Ward

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- (2) H.E.
 - (3) Tree Authority,
 - (4) Dy. Ch. Eng.(SWD) E.S.
 - (5) Dy. Ch.E.(S.P.) (P & D)
 - (6) Dy.Ch.Eng. (Roads) E.S.
 - (7) P.C.O.
 - (8) B.S.E.S/Reliance Energy
 - (9) M.T.N.L. - Mumbai
 - (10) Civil Aviation Authority
18. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
19. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
20. That you as Architect / Developer / Society / PMC/TPQA shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
21. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C 'L' ward to assess the property tax.
22. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared.

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Katira J. R.

**KATIRA JAYANT RAJILAL
REG. No. K/329/LS**

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Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.

23. In case of S.R. Scheme on State/MHADA land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
24. That the rehabilitation component of scheme shall include.

a)	60	Numbers of Residential tenements
b)	01	Numbers of Balwadi
c)	01	Numbers of Welfare Centre
d)	01	Numbers of Society office

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

25. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
26. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 3.00.
27. That No objection Certificate from respective Land Owning Authority i.e. C.O. (MHADA) shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).
28. That No objection Certificate from respective Land Owning Authority i.e. MHADA shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).

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29. That you shall submit the N.O.C. for Mechanical Ventilation in the duct from (CHIE (M&E) of M.C.G.M. before approval of further C.C. to the rehab wings.
30. That you shall submit the Registered Undertaking from Slum Society & developer, not misusing pocket terrace & Part terrace before granting C.C. to the bldg. under reference.
31. That you shall submit the NOC. from E.E. (T&C) of M.C.G.M. for tower parking before granting further C.C. to the Sale wings.
32. That you shall submit the NOC from CFO to the bldg. under reference before approval of plans.
33. That you shall submit the remarks/NOC from concerned Electric Authority before approval of electric substation.
34. 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.
35. That the Arithmetical error if any revealed at any time shall be corrected on either side.
36. That C.E.O. (SRA) reserves the right to cancel this Letter of Intent in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
37. That you shall pay total amount of Rs. 12,40,000 towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 15,79,475/- {i.e. @ Rs. 560/- (Suburb) sq.mt.} towards Infrastructural Development charges.
38. 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.

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Katira J.L.

KATIRA JAYANT RAJILAL
REG. No. K/329/LS

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39. 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.
40. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
41. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
42. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
 - i. After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
 - ii. As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
 - iii. At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
43. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
44. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no.

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SRA/ENG/1471/L/MHL/LOI

of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.

45. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
46. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
47.
 - a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure - II shall be displayed by the developer/society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.
 - b) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
 - c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).
 - d) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 55 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90

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Kahn J. A.

KARNATAKA JAYANTHI TRUST

REG. No. K/329/14


10 AUG 2017

MHADA approved layout approved u/no CE/34/BP(ES)/LOI/
GOVT before approval of composite bldg.

60. That you shall submit agreement with bank users before approval of composite bldg.
61. The area of sale shops & users will be restricted as per provision of clause 52(7) & 2 (20) of DCR 1991.

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

Yours faithfully,



Deputy Chief Engineer
Slum Rehabilitation Authority

DEVA CONSULTANTS

Consulting Engineers and Architects

Office : 194, SS-II, Sector - 2, Vashi, Navi Mumbai

Branch Office : 467, Central Facility Bldg., No. 2, 1st Floor
APMC Market, Vashi, Navi Mumbai - 400 705

Email : deva_consultants@rediffmail.com • deva.co

निम्नोक्तानां दाखना

दाखना वेवमातु येती ती, मेजे कुणी - ३ वाकुणी;
जंगर भूमापन क्र ६१(पेकी) व ७(पेकी) या जंगर भूमापन
एकता को ओ.से.ती एम.आर.ए.सह गृह सख्ये कर
मुख्य अधिकारी सुवई नंदक (भडाडा) यांनी सक्षम प्राधिक
ओपडीपरी वामियांमाही परिशिष्ट-२ व ओपडीरिथत
जंगर केलेला आहे. याप्रमाणे जंगलर निम्नोक्तानां के

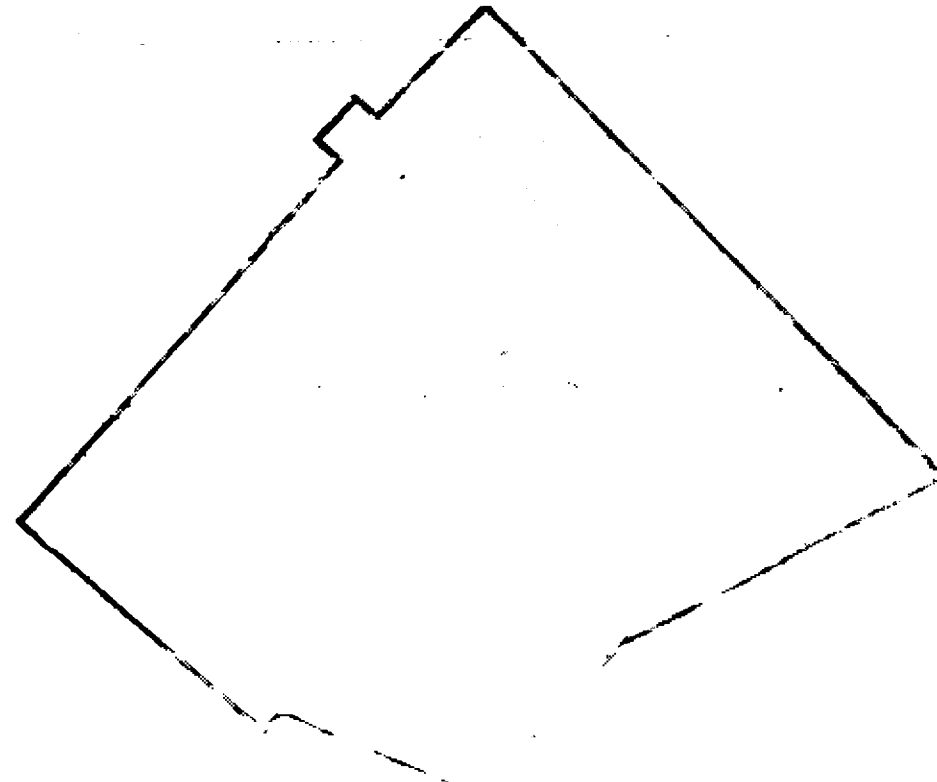
आपला विश्वास

वाक्य विश्वास

Katira J.

(KATIRA JAYANT R.)

सदरका नकाशा हा या कार्यालयाचे पत्र क्र. मु.अ/सशु.का/कुली/मुं.मं. ४७५२, दि. २३.१२.२०१० सोबत जोडला आहे. (५)
 (५७)
 (२७७)



मुंबई
 Chief Officer
 Mumbai Housing & Area
 Development Board Mumbai
 २०१०
 प.स./अ.प./कार्यालय /.....

श्री. पू. जो ननेकारिता ग्राम दरलेले क्षेत्र - १५२.७५ चौ.मी

का.स. - १००६०००
 का.स. ३२
 का.स. का.स. १५५

DEVA CONSULTANTS

Consulting Engineers and Architects

Office : 194, SS-III, Sector - 2, Vashi, Navi Mumbai - 400 703.

Branch Office : 467, Central Facility Bldg., No. 2, Sector 19, APMC Market, Vashi, Navi Mumbai - 400 705.

Email : deva_consultants@rediffmail.com • devaconsultants@gmail.com

डॉ. ए. ए. पट्टी पुनर्वसन प्राधिकरण	22/10/2013
दिनांक	22 OCT 2013
डा. संख्या -	43958
कार्यकारी अधिकारी	म. र. म. म.
मु. क. सं.	
सचिव	
ज. र. सं.	5 22/10/13
विषय	@ 22/10/13 न. म. म.
अधिकारी/ कर्मचारी	

To,

The City Survey Officer (SRA),
Slum Rehabilitation Authority,
Administrative building,
Anant Kanekar Marg,
Bandra (E), Mumbai-400 051.

Sub : Demarcation of slum plot on plot bearing CTS no. 6(PT.) & 7(pt.) of village Kurla, S. G. Barve road, Ekta SRA Co-op. Hsg. Society Ltd..

Sir,

We are hereby enclosing a copy of demarcation plan of Kurla Nehrunagar Angulimal Co-op. hsg. Society ltd., adjoining plot of the proposed S. R. Scheme on same CTS no. of Ekta SRA co-op. Hsg. Society ltd. for confirmation of joint plot boundary. We also confirm that one slum structure no. 115 as per slum plan is included in the S. R. Scheme of Ekta SRA Co-op. Hsg. Society but the plot area of the same is carved out during the joint demarcation for the convenient of adjoining S.R. Scheme.

Thanking you.

For **Deva Consultants,**

Katira J.

Jayant Katira

CTS-1339
Date - 13/10/13

नगर भूमापन अधिकारी कुर्ला यांचे कार्यालय

टोपीवाला कॉलेज इमारत, सरोजिनी नायडू रोड, मुलुंड (प) मुंबई ८० दूरध्वनी क्र. २५६९५७७९.

क्र.न.भू.अ.कुर्ला/तातडी ह.का./मो.र.नं.२०/२०१३/८२
मुलुंड दिनांक २०/०७/२०१३

प्रति,

नगर भूमापन अधिकारी
झोपडपट्टी पुनर्वसन प्राधिकरण
प्रशासकीय इमारत, अनंत काणेकर मार्ग
वांद्रे (पूर्व) मुंबई ४०० ०५१

झोपडपट्टी पुनर्वसन प्राधिकरण	
दिनांक	6 SEP 2013
आ. क्र. -	30032
कार्यक्षेत्र विभाग	०१२२०१
प. का. प्र.	
रिजि.	
स. र. प्र.	२५५५३
विना. मुख	०११११०
अधिकारी/कर्मचारी	२१ २१५१

विषय :- हद्दकायम मोजणी बाबत

नगर भूमापन कुर्ला भाग -३, तालुका कुर्ला येथील
न.भू.क्र. ६ पै. ६/१२०१/१२२, व ७ पै. ६/१२०१/१२३

संदर्भ :- आपलेकडील पत्र क्र जा.क्र.झो.पु.प्रा./न.भू./
कार्या-१/टे-१/एकता /सिमांकन/२०११/२७४
दिनांक ०७/०९/२०११

उपरोक्त विषयात नमुद कामी आपले संदर्भिय पत्राप्रमाणे इकडील कार्यालयाकडील तातडी हद्दकायम मोजणी मो.र.नं. २०/२०१३ दिनांक २७/०६/२०१३ अन्वये दिनांक १०/०७/२०१३ रोजी आपले प्रतिनिधी समक्ष मोजणी काम करुन हद्दीच्या खुणा दाखविण्यात आलेल्या आहेत. सदरच्या हद्दीच्या खुणा मान्य असले बाबत अर्जदार यांनी तसा जबाब लिहून दिलेला आहे. उपरोक्त प्रकरणात परिनिरीक्षण करणेत आलेले असून प्रकरण अंतिम निकाली करणेत आलेले आहे. सोबत क्षेत्र दाखल केलेली मोजणी नकाशाची प्रत असे.

२१-११-१३
(जी.के.राठाड) ३०१७

नगर भूमापन अधिकारी

कुर्ला

प्रत - देवा कन्सल्टंट, जयंत रतिलाल कतीरा, १९४ एस.एस.III, सेक्टर II, वाशी नवी मुंबई -७०३ यांना
माहितीसाठी.

