चादर - १५		
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बदर - १५

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२०२२

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Municipal Head Office
Mahapalika Marg, Fort, MUMBAI - 400 001

LOCATION PLAN
Scale 1:4000

BLOCK PLAN
Scale 1:500

Land Bearing F P No(s) 578 of TPS BANDRA No III TPS Scheme in H/W Ward

Note
DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference and to be read with enclosed plan.

This is computer generated document. Hence No signature required.
Assistant Engineer (DP) H/W Ward Dated 01/02/2022

THE SENIOR SUB REGISTRAR
BANDRA NO. 1

TPS BANDRA - III (KHARIL VILLAGE)

BANDRA-A

BANDRA-F

WS 06

H/W

R

Play Ground

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बदर - १५		
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२०२२		







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Ken assist
Sachin Jadhav
Architect
Consultant

36/1930, Shree Shraddha C.H.S., Gr. Floor, W.E. Highway Service Road, Bandra (East), Mumbai - 51

Date: 02/11/2022

बदर - १५
१५६३८ | ८१ | २२
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To,
Shri Chandrakant Malkar
of M/s. Shiv Sai Developers
608, Suchita Buisness Park,
Yashwant Sheth Jadhav Marg,
Patel Chowk, Ghatkopar (E), Mumbai.

Sub. : Proposed S. R. Scheme under Reg. of DCPR, 2034 on plot bearing C.T.S. No. F/1533, F. P. No. 578 of TPS-III of Village Bandra-F, situated at 5th Road, Bandra (West), H/W ward, Mumbai, for, "Sarvodaya SRA CHSL."

Clubbed with

Proposed S.R. scheme on plot bearing C.T.S No., E/128, F.P. No. 663 of TPS-III, of Village Bandra-E, situated at Ambedkar Road, Bandra (West), H/W ward, Mumbai, for, "Nikhar SRA CHSL."

Ref. : SRA/ENG/1487/HW/PL/LOI & SRA/ENG/921/HW/PL/LOI

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4

The construction up to 13th floor has been completed of building on plot bearing C.T.S. No. F/1533, F. P. No. 578 of TPS-III of Village Bandra-F. In accordance with your permission vide No. SRA/ENG/1947/HW/PL/AP.

The work has been completed under supervision of earlier Architect Mr. Manoj Vishwakarma of M/s. Dot Architects and it is same my best satisfaction and the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications.

The said building construction work completed approximately 91% by consumed FSI 2720.11 sq.mt. as per sanctioned plans and the remaining construction work will be completed after getting revised LOI in this scheme.

This above mentioned building construction details for your reference only.

Yours faithfully,
For, M/s. Ken assist
SACHIN T JADHAV
(Sachin Jadhav)
CA/04/34628

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बक्त - १५		
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महाराष्ट्र शासन

मालमत्ता पत्रक

7A81

गाव/पेठ : एक बॉडे | तालुका/न भू का. : नगर भूमापन अधिकारी, बांद्रा | जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ मी.	आकारणीकार	शासनाला दिलेल्या आकारणीचा किंवा शासनाला तत्सम अन्य स्वरूपाच्या देय रकमांची तिचा तपशील
९५३३			७५० ०००	सी	₹ १३३.६७ १-८-७९ पासून

बदर - १५

१५३८	११	२७
२०२२		

सुविधाधिकार	
हक्काचा मुख्य धारक वर्ष:१९४८	M [Dominic Joseph Pereira] Old Kabendar
पट्टेदार	
इतर धारक	
इतर अधिकार	

दिनांक	व्यवहार	खाद क्रमांक	नवीन धारक(का) पट्टेदार(दा) किंवा धारक	शेरा
०५/०८/१९५४	Settlement Rs. ४०००/- २३-३-५३ वरील/१९६३			
२५/०५/१९५८	N.A.Assessment Of Rs.३१८७ N.P.for १-८-१९५१ to ३१-३-१९५९ is entered as per Collectors No.L.N.D.-२८११ dated १६-५-५८.			
२८/०५/१९६०	Expiration of guarantee period upto ३१-३-१९६० is noted as per Collection order No.L.N.D.-२८११ dated १-१-६०.			सही- ०४/५३/१९६० C.T.S.O
१८/०६/१९६१	मा स ध्या १९५९ च्या कलम त्याचे कार्यालयाचा म.स स.ध्या १९५८ अंमलबजावणी कार्यालयाकडील व मा स ध्या त्याचे तयारी कार्यालयानुसार क्षेत्र आकारावे रूपांतर केले.			सही- ०६/५३/१९६१ डि जिनिमूम. (दुय्यम)
१३/१०/१९७०	उपविभागीय अधिकारी मुंबई उप आदेश क्र.DLN/LND-A-२८११/२८-८-७० अन्वये बिनशेती आकार ३१.१०मुदत ०५/०८/७० ते ३१-३-७०			सही- ०५/०३/१९७० न.भू.अ.क्र. ३मु.उ.मु
१७/१२/१९७३	उपविभागीय अधिकारी मुंबई उप आदेश क्र.DLN/LND-A-२८११/२७३-७३ अन्वये बिनशेती आकार ६३.८०मुदत ०५/०८/७५ पासून.			सही- ३१/१२/१९७३ न.भू.अ.क्र. ३मु.उ.मु
२३/०३/१९८४	मा.न.वि.२ तलाठी यांचा सुधारीत बिनशेती सा-यासी नोंद येणेसी मुदत १-८-७९ पासून			सही- २८/०३/१९८४ न.भू.अ.क्र. ३मु.उ.मु

THE SEAL OF THE SUB-REGISTAR ANDHERI No 4 ASSISTANT SUBURBAN DIST.

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बदर - १५		
१५६३८	११	१२१
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[illegible]/०२/२०१[illegible]	[illegible]	[illegible]	[illegible]
[illegible]/११/२०१[illegible]	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक [illegible] दाखल केले		[illegible]

हि मिळकत पत्रिका दिनांक ३/२/२०१६ १२:००:०० AM रोजी डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. [illegible]
[illegible] दिनांक ३/१४/२०२२ [illegible] PM
[illegible] //aaplechhatibhumi.mahabhumi.gov.in/DSLR/propertycard [illegible]

THE SEAL OF THE SUB-REGISTAR ANDHERI No. [illegible]

९४८३C	३४	७२२
२०२२		

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बदर - १५

१५६३८ | ४६ | ३२२

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SLUM REHABILITATION AUTHORITY

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

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1947/HW/PL/AP

COMMENCEMENT CERTIFICATE 18 SEP 2007

To,

M/s. Gurunank Developers (India) Pvt. Ltd.

Sir,

With reference to your application No. 2452 dated 04/07/2007 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S No. F/1533, of village Bandra T.P.S. No. F.P.No 578. ward G/W, situated at 5th Road, Khar (W).

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1487/HW/PL/LOI dt. 25/05/2007. IOA U/R No: SRA/ENG/1947/HW/PL/AP dt. 11/09/2007. and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within six months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you. contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
   (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
   (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri A. S. Khade.

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act Part (Pt.)

This C.C. is granted for work up to Plinth Level For Composite Bldg. Only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) III

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SRA/eng/1947/HW/PL/AP 14 JUL 2009 by regularisation

This C.C. is re-endorsed as per amended plans approved dt. 7/7/09 for Wing 'A' upto Basement + Gr. + 10 upper floors.

Executive Engineer

23 SEP 2009

This C.C is re-endorsed as per Amended plan approved on 24/9/09, for work upto Basement + Gr + 10 upper floors.

SUB-REGISTAR ANDHERI No 4

21 JUL 2010

This C.C. is re endorsed by way of regularization as per amended plan approved dt. 01/07/2010 for work upto Basement + Gr. + 13 upper floors.

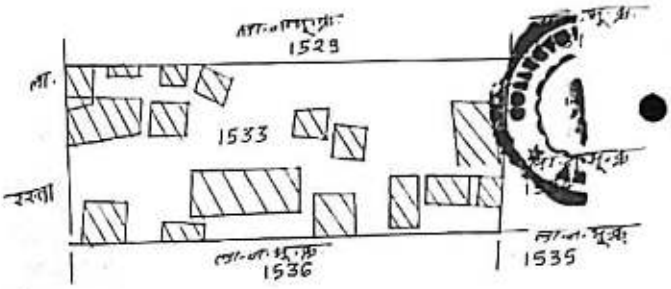
Executive Engineer
Slum Rehabilitation Authority

बदर - १५		
१५६३८	१०	२०१
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श्री/श्रीमती Vidhi Chabhadia यांच अर्जावरून
नगरभूमापन - वांद्रा (पश्चिम) येथील पुनर्विलोकन आलेख
क्रमांक 55, 66 ... यातून न.भू.क्र. 1533 ... या
मिळकतीचा नगर सर्वेक्षण आलेखा वरून पुरता नकाशा

वार्ड - H/W		
4EBC	12	122
2022		



१) [illegible] नकाशात जागेवरील [illegible] दर्शविलेल्या आहेत.

२) [illegible] परिस्थीती दर्शविते.

३) [illegible] नकाशात जागेवरील [illegible] दर्शविलेल्या नाही, जागेची [illegible] दर्शविण्याचा नकाशातील भोवतालचा [illegible] आवश्यक आहे

स्केल 1 : 500

नगर भुमापन क्रमांक .....1533..... मध्ये [illegible] रंगाने
दर्शविलेली .....[illegible]..... बांधकामे [illegible]
लाल रंगाने दर्शविलेली .....[illegible]..... [illegible]
लाल रंगाने दर्शविलेली [illegible]
नोंदवहीत दिनांक.....[illegible]..... [illegible] आलेली आहे/ नाही

परिरक्षण भूमापक क्र.४
वांद्रा, मुंबई उपनगर जिल्हा.

फाईल अंक क्र. ५६० नकलाचा प्रकार नकाशा
आर्ज दाखल दि २१/१२/२०२२ नोंदी १
नकल तयार दि १४/२/२०२२ नकल शुल्क ५०-
नकल तिलाची दि कागद शुल्क ५-
त्या [illegible] पृष्ठांक शुल्क
तपासणार : एकूण शुल्क ५५

14 FEB 2022

प्रमुख लिपीक
न.भू.क., वांद्रा

खरी प्रत

नगर भुमापन अधिकारी, वांद्रा

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ISSUED
SIGN :

SLUM REHABILITATION AUTHORITY

No. SRA/Eng /Desk 17 /HW/2018
Date 07 AUG 2018

Sub :- S. R. Scheme at CTS No. F/1533 of Village Bandra, F.P. No. 578 of TPS III & F.P. No. 663 of TPS III CTS No. F. 128 of Village Bandra, Khar Sarvodya Nikhar CHS Ltd

Developer :- M/s. Gurunanak Developer (I) Pvt. Ltd
901, Sapphire, S.V. Road,
1st Road Corner, Khar (W),
Mumbai 400 052

Architect : M/s. Dot Architects.
Gr. Floor, Bhanda Sangeet Vidyalaya Bldg.,
Kalanagar, Bandra East,
Mumbai- 400 051
(Informed that Architect has resigned)

वदर - १५
१५१३८ | ८९ | २२१
२०२२

In this case, LOI for the subjected Scheme was issued on [illegible] revised clubbing LOI was issued on 23.06.2009. Thereafter IOA [illegible] was issued on 11.09.2007 and subsequently amended p[illegible] 24.09.2009 and 01.07.2010. Thereafter plinth C.C. was issu[illegible] further C.C. was issued on 14.07.2008, 24.09.2009 and 01.07.[illegible] plans.

It is observed that building is completed and the report for OCC found prepared in the month of Feb 2011, which was also duly approved by the then CEO (SRA) on 05.03.2011. However it is seen from the file papers that Developer / Architect has not complied with some of the LOI/ IOA conditions and hence OCC was not granted. Further it is seen in the file papers that MRTP action u/s 53 (1) was initiated against the Developer / Architect on 17.09.2012. However further correspondence or proceeding is not seen in the file papers.

This office staff has jointly visited the building on 13.06.2018, with Dy. Collector staff /ARS staff and Estate Manger (SRA), when it was observed that

1) The entire composite building is occupied without obtaining OCC from SRA

2) 12 No. of PAP tenements found occupied by unauthorized occupants which are required to be vacant. (Except 3 tenements)

3) The basement area of commercial shop found not as per the approved plans. The actual basement area constructed is more than the area approved in the plan and found used by Ground floor shop owner.

4). Reservation of Municipal Chowky found constructed but so far not handed over to MCGM and found being used for commercial purpose.

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बदर - १५		
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5) Common passage area on almost every floor encroached by the ad, mining room occupiers in Composite Building. (Sale occupant as well as Rehab occupant.)

It is also observed that PAP tenements shown in the approved plans and the PAP's in the list of tenements allotted are different for which Dy. Collector, ARS dept. and Estate Manager (SRA) are initiating action for this.

This office has informed Developer / Architect to comply the LOI / IOA conditions vide letter dtd. 07.02.2018, however Developer has failed to take cognizance of the same. It is also informed by the Architect M/s. Dot Architects that he has resigned from the scheme however appointment of new Architect is not found in the file papers.

In view of above, it is propose to issue Show Cause Notice u/s. 53 (1) of MRTP Act of 1966, which is put up herewith. Ex. Eng. - I (SRA)'s approval is requested to initiate the action u/s. 53 (1) of MRTP Act against the above mentioned Developer.

Submitted for Ex. Eng. - (SRA)'s approval and signature please.

THE SEAL OF THE SUB-REGISTRAR

S. E. H/W (SRA)

Mahesh Shete 06/09/2018
S. E. H/W (SRA)

Ex. Eng. -I (SRA)

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बदर - १५

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Last Amended LOI.

Slum Rehabilitation Authority
5th Floor, Griha Nirman Bhavan
Bandra (East), Mumbai 400 051 Fax 022 26590457
Tel 022 26590519 / 0405 / 1079 / 0993
E-mail: info@sra.gov.in

No: SRA/ENG/1487/HW/PL/LOI
SRA/ENG/921/HW/PL/LOI

Date: 12 APR 2010

To,

1. Architect : Smt. Geeta Velankar,
A/401, Bezzola Complex, Sion- Trombay Road,
Chembur, Mumbai 400072.

2. Developers : M/S Gurunanak Developers (I)Pvt.Ltd.
A/401, Bezzola Complex, Sion- Trombay Road,
Chembur, Mumbai 400072.

3. Society : "Sarvodaya SRA CHS LTD",
Plot No. 578, 5th Road, Khar (West), Mumbai-400 052.
&
"Nikhar SRA CHS LTD"
F. P.No. 663 of TPS – III, C.T.S. No. E-128
of Village Bandra, Ambedkar Road, Khar (West),
Mumbai-400 052.

THE SEAL OF THE SUB-REGISTAR ANDHERI No 4 ... TAL. & DIST. (BANDRA)

Sub: Clubbed S. R. Scheme on plot bearing CTS No. F/1533 of village Bandra, F. P. No. 578 of T.P.S. III of Bandra, at 5th Road, Khar (West), for **"Sarvodaya SRA CHS LTD"** with S. R. Scheme of **"Nikhar SRA CHS LTD"** on plot bearing F.P. No. 663 of TPS III, C.T.S. No. E-128 of village Bandra, Ambedkar Road, Khar (W)

Ref.: SRA/ENG/1487/HW/PL/LOI & SRA/ENG/921/HW/PL/LOI

Sir,

With reference to the above mentioned clubbed Slum Rehabilitation Scheme on plot bearing CTS no. F/1533 of village Bandra, F.P. no. 578 of T.P.S.III of Bandra with S.R. Scheme of 'Nikhar SRA CHS Ltd', on plot bearing F. P. No. 663 of TPS-III, C.T.S. No. E-128 of Village Bandra, this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of 3.85 for **"Sarvodaya SRA CHS Ltd"** & FSI of 3.00 for **"Nikhar SRA CHS LTD"** in accordance with provisions of Appendix

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बदर - १५
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– IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of maximum FSI of 3.834 & 2.856 for **"Sarvodaya SRA CHS LTD"** and **"Nikhar SRA CHS LTD"** respectively shall be allowed to be consumed on the plot, subject to the following conditions.

1. That you shall hand over 15 number of PAP tenements from **"Nikhar SRA CHS LTD"** tenements to the Slum Rehabilitation Authority / M.C.G.M. for Project Affected Persons, each of carpet area 25.00 sq. m. free of cost at the site of **"Sarvodaya SRA CHS LTD"**.
   The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Architect.

3. That the Amenity Tenements i.e. 01 Balwadi, 01 Welfare Centre, 01 Society Office shall be handed over to the slum dwellers society to use for specific purpose only at **"Sarvodaya SRA CHS LTD"**.

4. That you shall rehouse the eligible slum dwellers of **"Nikhar SRA CHS LTD"** & **"Sarvodaya SRA CHS LTD"** at the site of **"Sarvodaya SRA CHS LTD"** as per the list certified by the Additional Collector (Encroachment & removal) western suburbs, Mumbai, by allotting them residential tenements of carpet area of 25 sq.mt. and /or residential-cum-commercial of carpet area of 25 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 rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.

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.

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बदर - १५		
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SRA/ENG/1487/IIW/PL/LOI

12 APR 2010

7. 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).

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 proposed development program and the list of the eligible slum dwellers to be 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 up to the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.

11. 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.

12. 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.

13. 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

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before obtaining C.C. for the last 25% of sale built up area approved in the scheme for **"Nikhar SRA CHS LTD"**..

14. That you shall handover the buildable reservation of Municipal Chowky to MCGM and / or user department free of cost before granting C. C. to the last 25% for Sale BUA of sale building in the scheme and separate P. R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Dept. shall be submitted before obtaining Occupation Certificate for Sale Bldg for **"Sarvodaya SRA CHS LTD"**.

15. That necessary concurrence from concerned department of M.C.G.M. and or other user department shall be obtained for planning of buildable reservation of Municipal Chowky before asking for approval of IOA of the respective building.

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.	Parameters	Proposed	
		Nikhar SRA CHS Ltd	Sarvodaya SRA CHS Ltd
1	Plot Area	613.20	710.70
2	Plot area of FSI	613.20	710.70
3	Rehab Component	969.00	1507.33
4	Sale Component	969.00	1507.33
5	Rehab BUA	782.85	1217.76
6	Total BUA Approved	1751.85	2725.09
7	FSI Sanctioned	2.856	3.834
8	Maximum Permissible FSI	3.00	3.85
9	BUA in-situ permissible	1751.85	2725.09
10	In-situ Sale BUA Permissible	1751.85	724.48
11	FSI Permissible in-situ	2.856	3.834

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12	Nos. of Slum Dwellers	Nil	54
13	PAP t/s	Nil	15
14	Road set Back	63.59	--
15	Municipal Chowky	Nil	108.27

17. That you shall get the plot boundaries demarcated from concerned authority 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 as per removal / cleaning of structures on plot before grant of C.C. of sale building.

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 and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority.

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 H/W Ward
(2) H.E.
(3) C.F.O.
(4) Tree Authority,
(5) Dy. Ch. Eng. (SWD) W.S.
(6) Dy. Ch. Eng. (Roads) W.S.
(7) P.C.O.
(8) Civil Aviation Authority
(9) B.S.E.S. / Reliance Energy
(10) M.T.N.L. – Mumbai

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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.

22. 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 tenements to be allotted in the rehabilitation building.

23. That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.

24. 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. of concerned ward to assess the property tax.

25. 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.
Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.

26. That the lease agreement with the land owning Authority shall be executed before obtaining for occupation permission to sale building in the scheme "Nikhar SRA CHS Ltd.".

27. That the rehabilitation component of scheme shall include.
   a) 54 Numbers of Residential tenements
      (12 res of "Nikhar SRA CHS Ltd. And 42 res of "Sarvodaya SRA CHS Ltd.")
   b) 01 Number of Balwadi
   c) 01 Number of Welfare Centre

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d) 01 Number of Society office
e) 15 Numbers of PAP (shifted from "Nikhar SRA CHS Ltd.")
Amenity tenements to be handed over to Society and Society to use for specific purpose only.

28. That the Recreation Ground shall be duly developed before obtaining occupation of Sale Bldg.

29. That the quality and workmanship 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 with test results as and when required by Executive Engineer (SRA) and at the stages of Obtaining plinth C.C, further C.C. & Occupation of building in the scheme.

30. That the clubbing of societies i.e. **"Nikhar SRA CHS LTD"** and **"Sarvodaya SRA CHS LTD"** shall be submitted before O.C. / Allotment of tenements to slum dwellers from A.R.S(SRA).

31. 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 office (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 3.834 for **"Sarvodaya SRA CHS LTD"** and 2.856 **"Nikhar SRA CHS LTD"** .

32. That No Objection Certificate from respective Land Owning Authority i.e. Private Land Owner shall be obtained within one month from approval of S.R Scheme as per clause No 2.8 of DCR 33(10).

33. That necessary formality for executing lease agreement shall be initiated by MCGM/MHADA/COLLECTOR for leasing the plot and lease documents shall be executed.

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.

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36. That is letter of Intent shall be deemed to be cancelled 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. 13,80,000/- 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. 11,28,060/- and Rs. 6,37,650/- (i.e. @ Rs. 560/- per sq. mt.) towards Infrastructural Development Charges for "Sarvodaya SRA CHS Ltd." And "Nikhar SRA CHS Ltd.", respectively.

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.

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 of 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 Assistant Register (SRA) dated 08/02/2010 at the time of allotment of Rehab Tenements/Galas.

a) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.

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b) 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.

c) 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.

13. 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.

14. The owner/ Developer shall display the name at site before starting work giving the details such name, address and contact No. of owner /developer, Architect, Structural Engineer, Approval No. & date of Layout & IOA.

45. That you shall display bilingual sign boards on site and paintings 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/43201/2133/CR-230/01/UD11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 100/- per annum for every 100 sq.mt. of built-up area shall be levied.

47. 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

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newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).

d) That society/developer shall submit NCC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 11 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 2 days from display of LOI and Annexure-II on site that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

B. High Rise Building :

a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A)/ E.E. (S.R.A) for implementation/ Supervision/ completion of S.R Scheme.

b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.

c. That the developer shall execute tri-partite Registered agreement between developer, society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A) / E.E. (S.R.A) for quality audit of the building work at various stages of the S.R Scheme.

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e. That the developer shall install fire fighting system as per requirements of C.F.O and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.

Entire cost shall be borne by the developer and copy of the registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

f. That the structural design of building having height more than 24m shall be got peer reviewed from any REGISTERED structural engineer/ educational institute.

49. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. [illegible] dtd. 14-9-2006 before obtaining C.C. for the scheme with total built-up area to be constructed on site having more than 20000 sq. mt.

50. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70 mtr. From average ground level.

51. That if the IOA/CC are not obtained within stipulated validity period then the developer / society is liable to pay compound interest in respect @ 10% on amount payable.

52. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (SRA) / CEO (SRA) for supervision / completion of rehab and sale bldg. in S. R. Scheme.

53. That you shall appoint Third Party Quality Auditor with prior approval of DY. Ch. Eng. (SRA) / E.E. (S.R.A.) for implementation / supervision of S. R. Scheme.

54. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.

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55. That if rehab religious structure is proposed in the layout then the following conditions shall be complied
   a) NOC from Commissioner of Police
   b) NOC from Trustee of Religious Structure regarding planning and location.

56. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDI), if the same is required to be demolished for development under SRA.

57. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/08/2008.

58. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.

59. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period.

60. That the earlier Clubbing Letter of Intent issued under even No. dated 23/06/09 for "Sarvodaya SRA CHS Ltd". and "Nikhar SRA CHS Ltd." respectively shall be treated as cancelled.

If you are agreeable to all these above conditions, you may submit proposal for approval or 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

12/4/2010

Deputy Chief Engineer
Slum Rehabilitation Authority

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SLUM REHABILITATION AUTHORITY

Proposal No. SRA/Eng/Desk/0036608/HW

15 SEP 2022

To,

Developer:
M/s. Shiv Sai Developer
608, Suchita Business Park,
Yashwant Sheth Jadhav Marg,
Ghatkopar (E),
Mumbai - 400 077.

Architect:
Shri. Sachin Jadhav of
M/s. Ken Assist
36/1930, Shree Shraddha CHS
Ltd, Gandhinagar, W.E. Highway,
Bandra (E), Mumbai - 400 051.

Sub: Confirmation of appointment of Developer for ongoing S.R. Scheme under Reg.33(10) of DCPR-2034 on plot bearing CTS F/1533, F.P.No,578 of TPS-III, of Village Bandra 'F', situated at 5th road, Bandra (W), H/West Ward for "Sarvodaya SRA CHS".
Clubbed with
SR Scheme on plot bearing CTS No.E/128, [illegible], TPS-III, of Village - Bandra, situated at Ambedkar Road, Bandra (W), H/West Ward for "Nikhar SRA CHS".

Ref: Order of Hon'ble CEO (SRA) u/s.13(2) (cr.no.SRA/CEO/Order/Sarvodaya SRA CHS/29/2022, dated 15/06/2022

Gentleman,

With reference to above referred order of Hon'ble CEO (SRA) and as per remarks of ARS (SRA) dated 01/07/2022 & F.C. (SRA) vide DDC, dated 26/07/2022, your appointment as a Developer for SR Scheme of Sarvodaya SRA CHS is hereby accepted subject to following conditions,

1. That you shall submit the proposal for Revision of LOI within 03 months from issue of this letter.
2. That you shall submit ownership documents in your favour & remarks of the DSLR (SRA) with regards to ownership of the plot SR Scheme before asking LOI.
3. That you shall comply with the order of Hon'ble CEO (SRA) issued u/s.13(2) of Slum Act, dated 15/06/2022

If you fail to comply the aforesaid requirements within stipulated period or within extended time period that may be granted in case of genuine hardship, then SRA may consider taking further suitable course of action as may be deemed fit.

Yours faithfully,

Executive Engineer- H/W
Slum Rehabilitation Authority

Copy to:
1. F.C. (SRA)
2. DSLR (SRA)
3. DDTP (SRA)
4. ARS (SRA)
5. Tahsildar-1 (Special Cell)-SRA
6. I.T. Section (SRA)

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

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झोपडपट्टी पुनर्वसन प्राधिकरण

SRA/CO/DW/2022/26596

सहकार कक्ष, झो.पु.प्रा, मुंबई
दिनांक 09/03/2022

प्रति,
कार्यकारी अभियंता, पश्चिम उपनगरे
झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई

विषय : नवीन विकासकाची नियुक्तीबाबत.
सर्वोदय एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित.
सी.टी.एस नं. एफ १५३३, प्लॉट नं. ५७८, ५ वा रोड, ओल्ड खार (प), मुंबई - ४०० ०
निखार एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित.
सी.टी.एस नं. ई-१२८ ऑफ विलेज वांद्रे, फायनल प्लॉट नं ६६३,टी.पी.एस -३,खार (प),मुंबई

संदर्भ : १) मा. मुख्य कार्यकारी अधिकारी, झो.पु.प्रा., मुंबई यांचेकडील दि १५/०६/२०२२ रोजीचे आदेश
२) सर्वोदय एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित या संस्थेकडून दि २४.०६.२०२२ रोजीचे या कार्यालयास प्राप्त झालेले पत्र
३) या कार्यालयाचे दि. ३१.०७.२०२२ रोजीचे प्राधिकृत अधिकारी नियुक्तीबाबतचे पत्र

आपले लक्ष वरील संदर्भिय विषयाकडे वेधण्यात येत आहे

२. उपरोक्त संदर्भिय संदर्भ क्र. १ अन्वये सर्वोदय सहकारी गृहनिर्माण संस्थेचे दि २६.०५.२०२२ रोजीचे पत्र या विभागास प्राप्त झालेले होते. सदर पत्रान्वये संस्थेने महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुर्नविकास) अधिनियम १९७१ चे कलम १३ (२) दि. १५/०३/२०२२ रोजीच्या आदेशानुसार अ.क्र. २ मध्ये संस्थेस प्राधिकरणाच्या नियम व अटींस अधिन राहून सर्वसाधारण सभा नवीन विकासक यांची नियुक्ती करणेस मान्यता देणेत आलेली आहे. त्यानुसार सर्वोदय एस.आर.ए. सहकारी गृहनिर्माण संस्था व निखार एस.आर.ए. सहकारी गृहनिर्माण संस्थेने दि. २४/०३/२०२२ रोजी सर्वसाधारण सभा घेतलेली असून सदर सभेमध्ये घेतलेले ठरावास मंजूरी मिळणेकरीता विनंती अर्ज सादर केलेला होता.

त्या अनुषंगाने संस्थेने दि. २४/०३/२०२२ रोजी घेतलेली सर्वसाधारण सभा प्राधिकरणाकडील परिपत्रक क्र. १६९ नुसार घेतलेली आहे किंवा कसे ? याबाबत कागदपत्रांची पडताळणी कार्यवाहीस्तव या विभागाकडून दि. ०१.०७.२०२२ रोजीच्या पत्रान्वये श्री. एच.आर.गावडे, सहकारी अधिकारी श्रेणी २ यांची नियुक्ती करण्यात

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Geen Letter July 2022

आलेली होती. त्यानुसार नेमणूक अधिकारी श्री. एच.आर.गावडे, सहकारी अधिकारी श्रेणी २ यांनी दि. ०१/०७/२०२२ रोजी कागदपत्रांची पडताळणी करून भेट अहवाल सादर केलेला आहे.

संस्थेने दि. २२/०३/२०२२ रोजीचा सन २०२१-२२ ते २०२६-२७ या कालावधीचा निवडणूक अहवाल सादर केलेला असून सदर निवडणूक अहवालानुसार संस्थेच्या व्यवस्थापक समितीची निवड करण्यात आलेली आहे.

तसेच दोनी संस्थेमधील मधील एकूण ५४ झोपडीधारकांपैकी ३४ झोपडीधारक दि. २४/०३/२०२२ रोजीच्या सभेस उपस्थित होते. (६३ %)

दि. २४/०३/२०२२ रोजीचे मूळ इतिवृत्त पडताळणी करीता सादर केले. सदर इतिवृत्ताची पडताळणी केली असता, संस्थेने ठराव क्र. ३ मध्ये संस्थेचे **नवीन** विकासक मे. शिवसाई डेव्हलपर्स यांची नियुक्ती केलेली आहे. तसेच ठराव क्र. ५ मध्ये संस्थेचे वास्तुविशारद म्हणून मे. [illegible] यांची नियुक्ती केलेली आहे.

सबब, सदर संस्थेने सादर केलेले इतिवृत्त स्विकारण्यास हरकत [illegible] आक्षेप असल्यास [illegible] उचित यांना पाठविण्यात यावा असे वाटते.

सहकारी संस्था, (पूर्व [illegible] उपनगरे)
झो.पु.प्रा.,मुंबई

प्रत माहितीसाठी,
अध्यक्ष / सचिव, सर्वोदय एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, सी.टी.एस नं. एफ १५३३, प्लॉट नं ५७८, ५ वा रोड, ओल्ड खार (प), मुंबई - ४०० ०५२.

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बदर - १५

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MEETING MINUTE BOOK

मीटिंग मे मंजूर किये हुए प्रस्ताव

सर्वोदय व निलय को ऑ हौ सो. मर्यादित

प्लॉट एफ. पी. न ५७८ व ६६३ सि.टी.एस. नं - एफ / १५३३ व इ - १२८ मौजे - बांद्रा, T. P. S III
[illegible] खार, मुंबई - ४०००५२.

नगर भूमापन क्रमांक - एफ / १५३३ विलेज बांद्रा, मुंबई.

आज तारीख २४ मार्च २०२२ के दिन शाम को ४.३० बजे C.T.S NO. एफ / १५३३ मौजे बांद्रा [illegible] सोसायटी रहिवासी और सदस्यो कि सर्वसाधारण सभा आयोजित कि गइ थी

सभा मे प्रस्तुत किये जाने वाले विषय इस प्रकार है।

१) सभा के अध्यक्ष का चुनाव करना.

२) संस्था के पुराने विकासक कि बदली करना और उसके स्थान पर नये डेव्हलपर कि नियुक्ती के बारे मे चर्चा करना और फैसला करना.

३) नये डेव्हलपर कि नियुक्ती के बारेमे निर्णय लेना.

४) नये डेव्हलपर के साथ विकास करार पत्र और उसके बारेमे चर्चा करणे के लिये संस्था कि कार्यकारी समिती को हक्क देने बाबत.

५) संस्था के प्रोजेक्ट के लिये वस्तू विशारद (Architect) का चयन करने के संबंध मे निर्णय लेना.

६) संस्था कि समिती (कमिटी) को प्रोजेक्ट मे लगने वाले महत्व पूर्ण दस्तावेज पर हस्ताक्षर करने के अधिकार देने बाबत और SRA मे १३/२ की अर्जी करने का हक्क देने बाबत.

७) SRA के नये नियमो कि जनकारी देने और उसे लागू करने के लिये और गगनचुंबी इमारत बनाने कि मंजुरी देने बाबत.

८) नये डेव्हलपर को संस्था का रलम प्रोजेक्ट अन्य प्रोजेक्ट के साथ जोडने व विभाजन करने के लिये मंजुरी देने बाबत

९) विशेष फंजिबल कॉम्पन्सेटारी एफ. एस. आय के बारे मे सभा को जाणकारी देने और यह विशेष एफ एस. आय वापरने का हक्क नये डेव्हलपर को देने बाबत.

१०) सभा के अध्यक्ष कि अनुमती से अन्य विषय पर चर्चा करने बाबत.

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माननीय सेक्रेटरी श्री युसूफ नूर मोहम्मद खान ने सभा सुरु करने कि घोषणा कि और निम्नलिखित बयान दिये.

सर्वोदय और निखार को ऑपरेटिव्ह हॉऊसींग सोसायटी (नियोजित) संस्था के अध्यक्ष श्री युसूफ नूर मोहम्मद खान ने हमारे विकासक गुरुनानक डेव्हलपर्स प्रा. ली. कं. के साथ किये गये पत्र व्यवहार कि जाणकारी सभा को दि और पत्र मे लिखे हुए विषय के बरे मे सभा मे चर्चा कि गई और निर्णय लिये गये.

पिछले ८ - १० सालो से हम लोगो अधुरे बने हुए बिल्डिंग मे रह रहे है. बहोत बार हमने अपने स्थापित विकासक को हमारा प्रोजेक्ट हरेक प्रकार से पूर्ण करणे के बारे मे विनंती कि और [illegible] पत्र व्याहावर भी किया अपने स्थापित विकासक कंपनी के मुख्य संचालक श्री परेश [illegible] काम करणे मे और हमारा प्रोजेक्ट पुरा करणे के लिये उनके कंपनी कि असमर्थता दिखाई [illegible] प्रोजेक्ट पुरा करणे के लिये हम नये डेव्हलपर कि नेमणूक करणे कि अनुमति [illegible]

सभा मे लिये गये निर्णयो का वृत्तांत

विषय संख्या १- सभा के अध्यक्ष चुनने के संबंध मे.

प्रस्ताव संख्या १ - सभा के अध्यक्ष स्थान के लिये श्री युसूफ नूर मोहम्मद खान के नाम का प्रस्ताव रखा गया.

सूचक : श्री. किशन तुळशी वाघेला

अनुमोदक : सौ. शोभा भरत देव

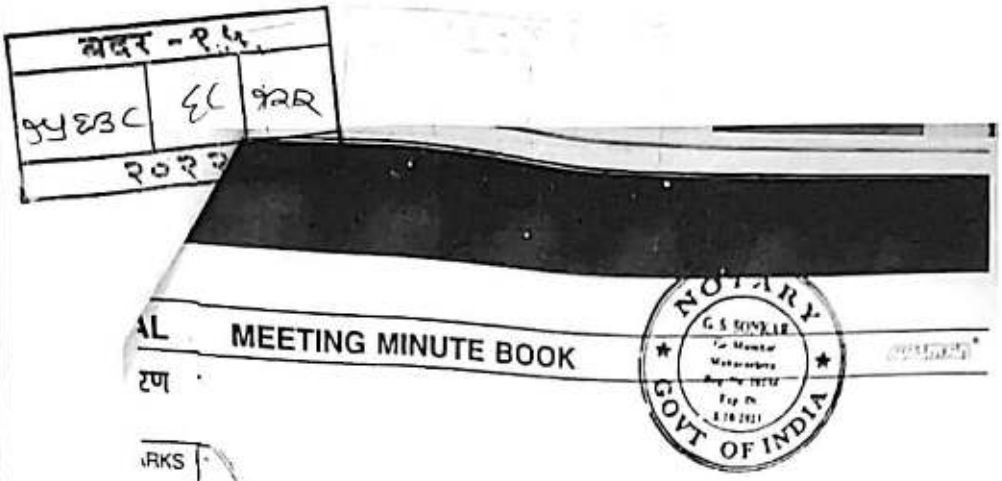
प्रस्ताव सर्वसंमती से मंजूर हुआ.

विषय संख्या २ - संस्था के पुराने स्थापित डेव्हलपर कि बदली करना और उसके स्थान पर नये डेव्हलपर कि नियुक्ती के बारे मे चर्चा करना और फैसला करना.

प्रस्ताव संख्या २ - संस्था के स्थापित डेव्हलपर ने हमारा प्रोजेक्ट पुरा करने मे असमर्थता दिखाई है और हमे नये डेव्हलपर कि नियुक्ती करने के लिये अपने पत्र द्वारा मंजुरी दि है और हमारी संस्था के पास एक डेव्हलपर का प्रस्ताव आया है और उस डेव्हलपर ने हमारे प्रोजेक्ट मे काम करणे कि व उसे पुरा करणे कि इच्छा और तयारी दिखाई है इस लिये इस सभा मे हमारे स्थापित डेव्हलपर कि जगा नये डेव्हलपर कि नियुक्ती करनी चाहिये. यह प्रस्ताव सभा मे हाजीर सभी सदसयो ने मान्य किया और सभी झोपडी धारको ने ये फैसला किया कि स्थापित डेव्हलपर कि सहमती से नये डेव्हलपर कि नियुक्ती करनी चाहिये और नये डेव्हलपर को यह प्रोजेक्ट चलाने और पुरा करणे के लिये किसी भी व्यक्ती / कंपनी के साथ आर्थिक अथवा इतर करार करणे के लिये और जॉईंट वेंचर / पार्टनरशिप करणे के लिये मंजुरी देणे चाहिये याह प्रस्ताव को सर्वसाधारण सभा मंजुरी देती है. याह प्रस्ताव सभा ने मंजूर किया हुआ है और यह निर्णय संपूर्ण संस्था, सभा, डेव्हलोपमेंट कमिटी, मैनेजिंग कमिटी और संस्था के सभी झोपडी धारक को बंधन करता रहेगा और यह नियुक्ती को करने का व रोकने का अधिकार किसी के भी पास नाही रहेगा प्रोजेक्ट पुरा करने कि अवधी निश्चित रहेगी.

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सभा मे डेव्हलपर को इस संस्था का प्रोजेक्ट दुसरी संस्था के साथ एकत्री करण / विलीनीकरण का और विभाजन करने का अधिकार देते है ऐसा विलीनीकरण / एकत्रीकरण और विभाजन किया हुआ लेटर ऑफ इन्टेन्ट (LOI) संस्था को दिखाना पडेगा और पे करते हुए हमारी संस्था के घरो का क्षेत्र फल कम नही होना चाहिये और पुरी योजना (प्रोजेक्ट) SRA के कायदे व नियम के अनुसार होना चाहिये.

सूचक : श्री. सावत खिमजी वाघेला

अनुमोदक : श्री. अशोक साधू वाघेला

प्रस्ताव सर्वानुमते मंजूर हुआ

विषय संख्या ३ - नये डेव्हलपर को नियुक्ती करणे बाबत .

प्रस्ताव संख्या ३ - मेसर्स शिवसाई डेव्हलपर ने संस्था को ऑफर लेटर दिया है जिस मे उसने हमारी संस्था के प्रोजेक्ट को चलाने व पुरा करणे कि तयारी और अपनी इच्छा जाताई है और संस्था को सभी घरो को २६९ चो फूट कि जगा पर ३०० चो फूट देने का कहा है और हमारे प्रोजेक्ट को निश्चित कार्यकाल के अंदर पूर्ण करणे का कमिटमेन्ट दिया है और बाद मे पात्र हुए झोपडी धारको को भी घर देने का प्रस्ताव रखा है अगर शिवसाई डेव्हलपर उपर लेखी हुई बातो को निभाने का वचन देता है और हमारे स्थापित डेव्हलपर " मे . गुरूनानक " भी शिवसाई डेव्हलपर को हमारी संस्था के नये डेव्हलपर के रूप मे चयन के लिये हमे मजुरी देते है तो " मे . शिवसाई डेव्हलपर " को नये डेव्हलपर के रूप मे नियुक्ती किया जाना चाहिये . यह प्रस्ताव सर्व संमती से मंजूर हुआ .

सूचक : श्री. रमेश मधु वाघेला

अनुमोदक : सौ. अमिदाबी अयुब महमद शेख

प्रस्ताव सर्व नूमते मंजूर हुआ

विषय संख्या ४ - नियोजित संस्था के कार्यकारी समिती को नये डेव्हलपर के साथ विकास करारनामा , पॉवर ऑफ एटर्नी और तागने वाले दुसरे जरुरी कागज पत्र करने का अधिकार देने बाबत .

प्रस्ताव संख्या ४ - सभा मे प्रस्ताव रख गया कि नये नियुक्त किये हुवे डेव्हलपर " मे. शिवसाई डेव्हलपर " के साथ प्रोजेक्ट के डेव्हलोपमेंट के लिये लगने वाले जरुरी कागज पत्रक जैसे कि विकास कारारनामा , पॉवर ऑफ एटर्नी और अन्य जरुरी दस्तावेज करने का अधिकार कार्यकारी समिती को देना चाहिये उस कागज पत्रक के अंदर सादर किये हुए सभी नियम व शर्त वगेरा सर्वसाधारण सभासह सभी को बंधन कारक रहेगा संस्था के किसी भी सभासद को कार्यवाही कमिटी को या संस्था के किसी भी झोपडी धारक को यह कागज पत्रक रद्द करणे का अधिकार नही रहेगा । नये डेव्हलपर के साथ किये गये विकास करारनामा , पॉवर ऑफ एटर्नी और विकास के लिये जरुरी अन्य कागज पत्र और

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[redacted]

G. S. SONKAR
GOVT OF INDIA

MEETING MINUTE BOOK

उसके अंदर लिखे हुए सभी नियम व शर्तें संस्था के सभी सदस्यो , कार्यवाही समिती सभा मे और संस्था के उपस्तिती सभी सभासद और संस्था के सभी झोपडी धारको को बंधनकारक रहेगा हमारे स्थापित डेव्हलपर ने प्रोजेक्ट के लिये लगने वाली हर एक परमिशन जैसे कि (IOA, LOI , CC) DCR 1991 के अनुसार ली है / हमारा प्रोजेक्ट DCPR 2034 के अंतर्गत करने के लिये नये डेव्हलपर को मंजुरी देनी चाहिये ।

सूचक : श्री जमीत अहमद खुर्शीद

अनुमोदक : सौ. पुष्पा जानू महाडिक

प्रस्ताव सर्वानुमते मंजूर हुआ .

THE SEAL OF THE SUB-REGISTAR ANDHERI No 4

विषय संख्या ५ - संस्था के प्रोजेक्ट के लिये वस्तू विशारद (Architect) का चयन करने के संबंध निर्णय लेना .

प्रस्ताव संख्या ५ - सभा मे प्रस्ताव रखा गया कि प्रोजेक्ट को नियम अनुसार करने के लिये और विविध संस्थाओ जैसे कि SRA , कलेक्टर उप कलेक्टर वगेरा मे हमारे प्रोजेक्ट को प्रस्तूत करने के लिये और आवश्यक मंजुरी लेने के लिये वस्तू विशारद (Architect) नियुक्ती करनी पडेगी और " मे . केन अस्सिट्स " के श्री सचिन जाधव कि नियुक्ती करनी चाहिये .

सूचक : श्री. रुक्मीणी लक्ष्मण खांबे

अनुमोदक : श्री. दशरथ नामदेव गुरव

प्रस्ताव सर्वानुमते मंजूर हुआ .

विशेष संख्या ६ - संस्था के समिती (कमिटी) को प्रोजेक्ट मे लगने वाले महत्व पूर्ण दस्तावेज पर हस्ताक्षर करने के अधिकार देने बाबत और SRA मे १३/२ की अर्जी करने का हक्क देने बाबत .

प्रस्ताव संख्या ६ - सभा मे प्रस्ताव रखा गया कि प्रोजेक्ट के लिये लागने वाले जरूरी कागज पत्रक , जैसे कि SRA मे १३/२ की अर्जी करने का और डेव्हलपर के साथ और विविधी संस्थाओ के साथ करने का और उन कागज पत्र के उपर हस्ताक्षर करने का हक्क संस्था के मुख्य कमिटी मेम्बर अध्यक्ष , सेक्रेटरी और खजिनदार को देना चाहिये .

सूचक : सौ. शोभा भरत देव

अनुमोदक : सौ. अमिदाबी अयुब महमद शेख

प्रस्ताव सर्वानुमते मंजूर हुआ .

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बदर - १५

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MEETING MINUTE BOOK

NOTARY G S SONKAR GOVT OF INDIA

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विशेष संख्या ७ - SRA के नये नियमो कि जानकारी और उसे लागू करने बाबत .

प्रस्ताव संख्या ७ - माननीय अध्यक्ष श्री ने सरकार कि आवास नीती कि जनकारी सभा मे सभी को दि । उन्होने आगे यह बताया कि संस्था के सभी घर ३०० चौ. फूट का रहेगा । अध्यक्ष श्री ने कहा की सरकार कि नयी निती के अनुसार नया डेव्हलपर हमे ३०० चौ. फूट का घर बिलकुल मुफ्त उपलब्ध करायेगा जिसके अंदर अलग अलग कमरे जैसे कि बैठक कक्ष ,रसोई व शयन कक्ष उपलब्ध रहेंगे ।

इसलिये हम्पूरी इमारत १८ - २२ मंजिल कि बनानी पडेगी । और इस गगनचुंबी इमारत का प्रस्ताव देते समय इसके लिये लिफ्ट और फायर फायटिंग जरुरी है । यह सुविधा संचालित करनी पडेगी और कम से कम १० साल का देखभाल करने का करार विकासक को करके देना होगा ।

इस नीती को लागू व मंजुरी देने के लिये कूच और प्रस्ताव पेश किये गये .

(i) सरकार कि निती के अनुसार सभी को झोपडपट्टी पुनर्विकास परियोजना के कार्य को मंजूर देनी चाहिये ।

(ii) नये विकासक को १८ - २२ मंजित कि इमारत बनाने कि अनुमती देनी चाहिये ।

(iii) १८ - २२ मंजित कि इमारत को लागने वाली जरुरी लिफ्ट और अग्निशमन यंत्रणा योग्य रूप से बनानी पडेगी और इस यंत्रणा का १० साल के लिये देखभाल करने का करार उपलब्ध करना पडेगा ।

सूचक : श्री. रुक्मीणी लक्ष्मण खांबे

अनुमोदक : श्री. सावंत खिमजी वाघेला

प्रस्ताव सर्वानुमते मंजूर हुआ .

COLLECTOR

विषय ८ - नये डेव्हलपर को संस्था का स्लम प्रोजेक्ट अन्य प्रोजेक्ट के साथ जोडने व विभाजन करने के लिये मंजुरी देने बाबत .

प्रस्ताव ८ - सभा मे ऐसा प्रस्ताव रखा गया कि आगर आवश्यक लगे तो हमारी संस्था का प्रोजेक्ट अन्य संस्था के प्रोजेक्ट के साथ जोडने व विभाजन करने का हक्क नये विकासक को देना चाहिये यह प्रस्ताव सर्व संमती से मंजूर किया गया है ।

सूचक : सौ. शोभा भरत देव

अनुमोदक : श्री. जमील अहमद खुर्शीद

प्रस्ताव सर्वानुमते मंजूर हुआ .

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MEETING MINUTE BOOK

ADITYA

NOTARY G. S. SONKAR Gr Mumbai Maharashtra Reg. No. 18144 Reg. Dt. 8-10-2021 GOVT. OF INDIA

बदर - १५

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विषय संख्या ९ - विशेष फंजिबल कॉम्पन्सेटरी एफ .एस .आय के बारे मे सभा को जानकारी देना और यह विशेष एफ .एस .आय वापरने का हक्क नये डेव्हलपर को देने बाबत .

प्रस्ताव संख्या ९ - माननीय अध्यक्ष श्री ने सरकार द्वारा जारी तारीख ६ जानेवारी २०१२ के दिन सिएमएस / टीपीबी - ४३११ / ४५२ / प्र. क्र. ५८ / २०११ / नवी - ११ के सरक्यूलर (Circular) के अंदर कि गई फंजिबल कॉम्पन्सेटरी एफ .एस .आय कि जानकारी सभा को दि और बताया कि यह सरकारी नियम के अनुसार ३५ % एफ .एस .आय अधिक मिलने वाली है ।

सभा मे प्रस्ताव रखा गया कि सरकार कि तरफ से मिलने वाली अधिक [illegible] फंजिबल एफ .एस .आय वापरने कि मंजुरी नये डेव्हलपर को देनी चाहिये । यह फंजिबल एफ .एस .आय [illegible] को वापरने कि मंजुरी व हक्क देने का प्रस्ताव सभा मे सर्वसम्मती से मंजूर [illegible]

OFFICE OF THE SUB-REGISTAR ANDHERI No 4 सह दुय्यम निबंधक (अंधेरी) MAHARASHTRA SUBURBAN DIST. (ANDHERI)

सूचक : श्री. अशोक साधू वाघेला

अनुमोदक : श्री. रमेश मधु वाघेला

प्रस्ताव सर्वानुमते मंजूर हुआ .

विषय संख्या १० - सभा के अध्यक्ष कि अनुमती से अन्य विषय पर चर्चा करने बाबत .

प्रस्ताव संख्या १० - सभा मे अध्यक्ष श्री कि अनुमती से अन्य कूच मुदो के उपर चर्चा कि गई और उठाई गई छोटी - छोटी शंकाओ का समाधान करने का प्रयास किया गया और विभिन्न छोटी - छोटी मुदो के उपर भी चर्चा कि गई और कूच जरुरी छोटी - छोटी प्रस्ताव को मंजूर दी गई .

सभी प्रस्ताव सर्वानुमते मंजूर हुआ .

सूचक : श्री. जमील अहमद खुर्शीद

अनुमोदक : श्री. सावंत खिमजी वाघेला

प्रस्ताव सर्वानुमते मंजूर हुआ .

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बदर - १५

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No / सभा नं.

RESOLUTION NO ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS Sign सेरा
	Yusuf Noor Mohammed Khan (Secretary)	
	Dashrath · Namdev · Gurav (Comm mcb)	
	Abida Ayub · Shaikh (comm mcb)	
	Rukmani · Laxman · Khamte ·	
	Dhirajlal · Khimji · Hasia (comm mcb)	
	Sawan · Khimji · Waghela (Treasurer)	
	Tanil · Ahmed · Khurshid (Chairman)	
	Pushpa · Tanu · Mahadik (comm mcb)	
	Tina · Harbhajan Singh · Bindi	
	Pramila · Shyampyare · Prajapati	
	Santoshkumar · Shyampyare · Prajapati	
	Meera · Manojkumar · Gupta	
	Hira · Ramesh · Waghela	
/	Ramesh · Madhu · Waghela	
	Madhubala · Waghela	
	Ashok · Madhu · Waghela	

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बदर - १५

MEETING MINUTE BOOK

सभेचे मिनिट बुक

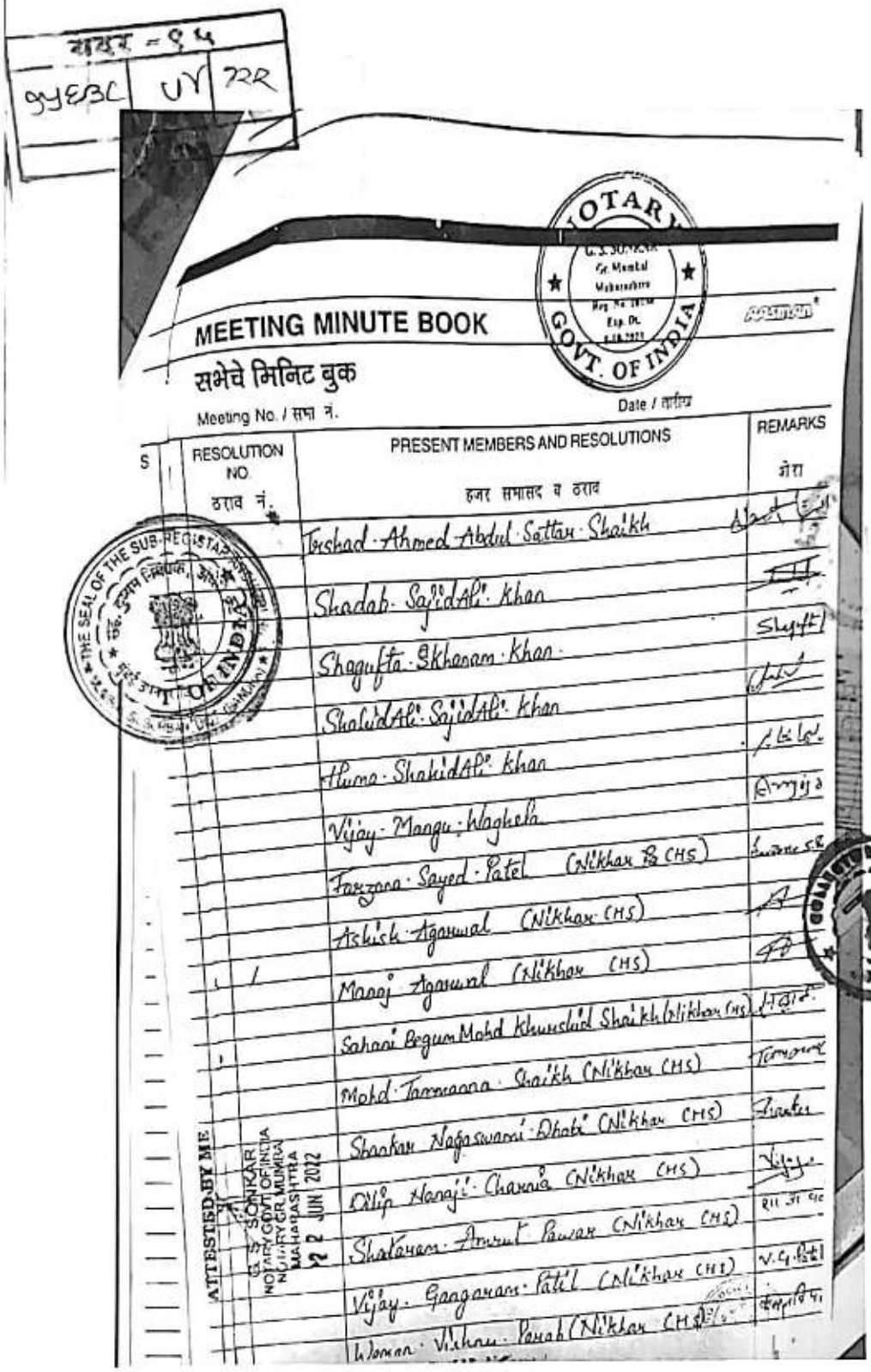
Meeting No. / सभा नं.

Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	Ajit Khinji Waghela	
	Kishan Tulshi Waghela	K.T.W
	Waghela Savita Viji	
	Saraj Gurumukh Ochani	
	Hari Pokardas Ochani	
	Sayyed Abdul Kadir	
	Shamin Bano Sheikh	
	Shantaram Valve	शांताराम
	Chandu Shiva Waghela	चंद्रशेखर
	Manohar Mangu Waghela	
	Shankar Mangu Waghela	
	Leela Sanshi Butia	
	Gopal Bhana Waghela	
	Ashok Shivaram Waghela	
	Leela Anshi Waghela	
	[illegible] Waghela	

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सभेचे मिनिट बुक

Meeting No. / सभा नं.

Date / तारीख

S	RESOLUTION NO ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
		Tarshad Ahmed Abdul Sattar Shaikh	
		Shadab Sajidali Khan	
		Shagufta Ekhlaque Khan	
		Shahidali Sajidali Khan	
		Huma Shahidali Khan	
		Vijay Mangu Waghela	
		Farzana Sayed Patel (Nikhar CHS)	
		Ashish Agarwal (Nikhar CHS)	
		Manoj Agarwal (Nikhar CHS)	
		Sahani Begum Mohd Khurshid Shaikh (Nikhar CHS)	
		Mohd Tanveera Shaikh (Nikhar CHS)	
		Shankar Nagaswami Dhobi (Nikhar CHS)	
		Dilip Nanji Chavda (Nikhar CHS)	
		Shakuntala Amrut Pawar (Nikhar CHS)	
		Vijay Gangaram Patil (Nikhar CHS)	
		Waman Vishnu Pawar (Nikhar CHS)	

THE SEAL OF THE SUB-REGISTAR

ATTESTED BY ME
S.M. SONKAR
NOTARY GOVT OF INDIA
NOTARY GR MUMBAI
MAHARASHTRA
22 JUN 2022

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SLUM REHABILITATION AUTHORITY

BEFORE THE CHIEF EXECUTIVE OFFICER,
SLUM REHABILITATION AUTHORITY

File No. SRA/ENG/1487/HW/PL/LOI

Sarvodaya SRA CHS Ltd.
CTS No.F/1533, Plot No.578,
5th Road, Old Khar (W),
Mumbai - 400 052

... Applic

V/s

1. M/s. Gurunanak Developer (I) Pvt. Ltd
901, Sapphire, S.V. Road,
1st Road Corner, Khar (W),
Mumbai - 400 052

2. M/s. Dol Architects
Gr. Floor, Sharda Sangeet Vidyalaya Building,
Kala Nagar, Bandra (East),
Mumbai – 400 051

... Respondents

THE SEAL OF THE SUB-REGISTAR ANDHERI NO 1 ... SUBURBAN DIST. (BANDRA)

ORDER

(Passed on - 15/6/22)

The present proceedings are initiated pursuant to application of Applicant dated 25.03.2022 in respect of Slum Rehabilitation Scheme on land CTS No.F/1533 of Village Bandra, F.P. No.576 of TPS III of Bandra at 5th Road, Khar (West) for "Sarvodaya SRA CHS" clubbed with approved Slum Rehabilitation Scheme of "Nikhar SRA CHS" on plot bearing F.P. No.663 of TPS III, CTS No.E-128 of Village Bandra. Hereinafter the above said Slum Rehabilitation Scheme is referred to and called as "subject SR Scheme". In brief the facts which lead to present proceedings are as under;

CEO / SRA

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5600, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

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