

SRA/ENG/2524/KE/PL/LOI

12. That you shall bear the cost towards displaying the details such as Annexure – II, date of issue of important document like LOL, Layout, C.C., O.C.C. on SRA website.
13. That you shall submit registered undertaking stating that at later stage if it is noticed regarding less premium is charged then the difference in premium paid and calculated as per the revised land rate will be paid as per policy.
14. As per circular No. 138, that the rehab/composite buildings shall be constructed as per specifications of relevant IS codes, NBC in force & the Specifications for Quality Control Measures of SRA Rehab Buildings prescribed by SRA.

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE IOA OF BLDG.:-

1. That the carpet area of rehabilitation tenements and PAP tenements shall be certified and duly signed by the Licensed Surveyor/ Architect.
2. That you shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of IOA. Then after finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority; they shall be accommodated as a member of registered society.
3. 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.
4. That the Developer shall incorporate the clause in the registered agreement executed with eligible slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without the prior permission of the CEO (SRA).
5. 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.
6. That you shall accommodate the eligible slum dwellers huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
7. 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

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and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Slum Rehabilitation Authority. These PAP tenements shall not be interchanged with eligible slum dweller's rehab tenement without prior permission of ARS(SRA).

8. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

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

9. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
10. 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.

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- 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 23 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 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

- 11. As per Circular No. 105, it is mandatory to obtain NOC from Dy. Collector (SRA) for the following :
 - i) The developer has to issue a letter to individual non eligible slum dwellers thereby informing that "individual non-eligible slum dwellers have to submit their appeal to the Appellate Authority within 90 days from the receipt of the letter from the developer and obtain acknowledgement from individual slum dwellers".
 - ii) The individual non-eligible slum dwellers have to apply within 90 days from the date of receipt of the letter from the developer regarding their appeal to the Competent Authority for deciding their eligibility in the S.R. Scheme.
- 12. That IOA for first rehab building will be granted after compliance of Condition No. 10 of LOI & Registration of the Society by ARS(SRA).
- 13. That the IOA/Building plans will be approved in accordance with the modifications in the Development Control Regulations issued by Govt. of Maharashtra vide Notification No. CMS/TPB/4311/452/CR-58/2011/UD-11 dtd. 06-1-2012 and prevailing rules at the time of approval.
- 14. 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. 'K/East'-ward to assess the property tax.
- 15. That developer shall submit NOC from C.F.O. before approval of plans (IOA) for highrise building.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING PLINTH C.C. OF THE PROPOSED BUILDING:-

1. 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.
2. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members shall be submitted, with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
3. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building or before IOA of 2nd bldg. in the layout.
4. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for 1st Rehab Bldg.
5. That you shall get the plot boundaries demarcated from Concerned Officer before requesting of C.C. as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C. of sale building or OCC of 1st Rehab building whichever is earlier.
6. That you shall submit the certified copy of notarized Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
7. That you as Lic.Surveyor / 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.