



**SLUM REHABILITATION AUTHORITY**

SRA/ENG/ Desk.3/828/PJ  
Date.;

14 DEC 2015

To,

**DEVELOPER**

M/S. RUCHI PRIYA DEVELOPER PVT LTD  
605, TRADE CENTRE, BANDRA KURLA  
COMPLEX, BANDRA (E) MUMBAI- 51.

M/S. SHIVAM DEVELOPER  
392/8, VASANT BLDG CHS, BHAUDAJI  
ROAD, MATUNGA CENTRAL MUMBAI-19

M/S. RADHESHYAM.  
4/SHREE NAGAR, GROUND FLOOR,  
CHANDAWALA ROAD, BORIVALI (W),  
MUMBAI - 400 066.

M/S.C-ART DEVELOPERS PVT.LTD.,  
NEW DEV. M/S. PRATIK DEVELOPERS.  
344, BAWA TOWER, SECTORS 17, VASHI,  
NAVI MUMBAI 400 703.

M/S. SHIVAM DEVELOPER  
392/8, VASANT BLDG CHS, BHAUDAJI  
ROAD, MATUNGA CENTRAL MUMBAI-19

M/S. DAMODAR SURUCHI  
DEVELOPERS.,  
15/A, BHARAT INSHURANCE BUILDING,  
HORNIMON CIRCLE,3RD FLR FORT,  
MUMBAI.

M/S.KENSTRO A. BUILDERS &  
DEVELOPERS PVT. LTD,BLOCK NO  
4,BUILDING NO 1, 2<sup>ND</sup> FLOOR, POTDAR  
CHAWL, POTDAR ROAD, MALAD  
(E),MUMBAI-97.

**ARCHITECT**

M/S. GRIT ARCHITECTURAL  
CONSULTANCY PVT. LTD.504/B, 5<sup>TH</sup>  
FLOOR, HDIL KALEDONIA SHAHAR ROAD,  
OPP VIJAY NAGAR ANDHERI (E), MUMBAI-  
400 059.

LEENA CHURI OF M/S. INNOVATION  
B/42, ADRESH VASANT BAHAR,  
SAHAR ROAD, ANDHERI (E), MUMBAI- 69.

M/S. SHANTANOO RANE &  
ASSOCIATE,802- B, 8TH FLOOR, GRAND  
PALLADIUM, NEAR MARCIDIES BENZ  
SHOWROOM, METRO ESTATE, C.S.T.  
ROAD, SANTACRUZ (EAST), MUMBAI.  
SHRI. MANOJ VISHWAKARMA OF M/S.  
DOT ARCHITECTS GR FLOOR , SANGEET  
SHARDA MANZIL, MK RD KALA NAGAR ,  
BANDRA (E),MUMBAI-51.

M/S. SHANTANOO RANE &  
ASSOCIATE,802- B, 8TH FLOOR, GRAND  
PALLADIUM, NEAR MARCIDIES BENZ  
SHOWROOM, METRO ESTATE, C.S.T.  
ROAD, SANTACRUZ (EAST), MUMBAI.

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SHOWROOM, METRO ESTATE, C.S.T.  
ROAD, SANTACRUZ (EAST), MUMBAI

**CERTIFIED TRUE COPY**  
**SHANTANOO RANE & ASSOCIATES**  
**ARCHITECTS & INTERIOR DESIGNERS**  
802-B, 8th Floor B' Wing, Grand Palladium  
Near Mercedes Showroom, Metro Estate  
CST Road, Kalina Santacruz (East), Mumbai 400003

M/S. KENSTRO ENCLAVE DEVELOPERS,  
BLOCK NO 4, BUILDING NO 1, 2<sup>ND</sup> FLR,  
POTDAR CHAWL, POTDAR ROAD, MALAD  
(E), MUMBAI 400 097.

M/S. SAI AASTHA DEVELOPERS  
2<sup>ND</sup>, FLOOR, SAI PRASAD, NABDA  
PATKAR ROAD, VILE PARLE (EAST),  
MUMBAI- 57

M/S. S.B.DEVELOPERS PVT LTD  
A-3 DHANALAXMI, VIDHYA NIKETAN  
MARG, M.G.CROSS ROAD,  
GOREGAON (W), MUMBAI- 62.

M/S. SPECTRUM ESTATES PVT LTD.  
35, INTERLINK INDUSTRIAL ESTATE,  
CAVES ROAD, JOGESHWARI (E),  
MUMBAI- 400 060.

M/S. SPECTRUM ESTATES PVT LTD.  
35, INTERLINK INDUSTRIAL ESTATE,  
CAVES ROAD, JOGESHWARI (E),  
MUMBAI- 400 060.

M/s. DARSHAN DEVELOPERS  
103, THOSAR HOUSE, HANUMAN  
CROSS ROAD NO. 1 VILE PARLE (E),  
MUMBAI- 57.

M/S. SHANTANOO RANE & ASSOCIATE,  
802- B, 8<sup>TH</sup> FLOOR, GRAND  
PALLADIUM, NEAR MARCIDIES BENZ  
SHOWROOM, METRO ESTATE, C.S.T.  
ROAD, SANTACRUZ (EAST), MUMBAI.

MR. MEHUL VAGHELA  
M/S. CREATIVE CONSULTANCY  
BUILDING NO. 63 GALA NO. 2774,  
GANDHI NAGAR, BANDRA (EAST)  
MUMBAI -400051.

M/S. ARCH-V-SHAN CREATIONS  
46/2663, SUPRABHAT CHS  
NEAR MHADA OFFICE BANDRA (E),  
MUMBAI- 52

M/S. ESSAAR GROUP  
5, JOSHI CHAWL, TELLY GULLY,  
ANDHERI (E), MUMBAI- 400 069.

M/S. ANURADHA RAIKAR  
B-103, ASHIRWAD, BABHAI NAKA,  
L.T.ROAD, BORIVALI (W),  
MUMBAI- 92.

M/s. DEEPA PATEL OF M/S. ESSAR  
GROUP, A/208, WESTERN TOWER,  
WESTERN EXPRESS HIGHWAY,  
ANDHERI (E), MUMBAI- 99.

Sub:- Hanuman Nagar 3K Scheme, Kandivli (E).

Ref:- 1) Hanuman Nagar 3K Scheme, Kandivli (E).  
2) Letter u/no. SRA/ENG/DESK-3/1169/RS dtd.  
28/09/2015.

Please refer the above letter at Ref.(2) forwarding the copy of plan showing the planned cluster/Developer wise of the 3K Scheme under reference & requesting for suggestions.

Accordingly, suggestions were received from some of the Developers. Pursuant to the suggestion meetings were arranged on 26/10/2015 & 04/11/2015 with the SRA in the Conference Room at 3<sup>rd</sup> floor.

CERTIFIED TRUE COPY  
SHANTANOO RANE & ASSOCIATES  
ARCHITECTS & INTERIOR DESIGNERS  
802-B, 8<sup>TH</sup> FLOOR, GRAND PALLADIUM,  
NEAR MARCIDIES SHOWROOM, METRO ESTATE,  
C.S.T. ROAD, SANTACRUZ (EAST), MUMBAI - 400051

In the meeting all Developers gave consent to the plan except suggestions were given by the Individual Developers pertaining to their schemes suggesting minor adjustments. Shri Kiran Hemani on behalf of M/s. Ruchipriya Developers, stated that the layout is very much at variance with the options suggested by him & the layout should be changed. Since Mr. Kiran Hemani was invited for deliberation at all stages and he himself, after attending few deliberations, decided to abstain himself from these and all the other developers agreed to the layout which was prepared with much deliberation with all concerned & many were at various stages of development, CEO(SRA) directed to go ahead with the plan. M/s. Ruchipriya Developers stated that he would like to discuss with fellow developers for certain changes and requested for a week's time to seek mutual consent of all developers so that the layout plan can be revised.

CEO(SRA) directed that 4 sites which were vacated fully/partially or tenants already given rent shall be allowed development as per the plan finalized namely 1) Om Saikrupa Sai Shraddha CHS., 2) Sainath CHS., 3) Samarth Nagar CHS., 4) Dhaneshwari CHS.

CEO(SRA) also noted that for the remaining area considering the request of Mr. Kiran Hemani if all the remaining Developers mutually agree within a time frame of 7 days, the remaining layout may be amended. However, till date no mutual consent/agreement is submitted by Shri Kiran Hemani on behalf of M/s. Ruchipriya Developers. Subsequent meetings to review 3K scheme were held by CEO(SRA) & decisions taken to keep the area within that carved out earlier & to impose pro-rata cost of infrastructure & pro-rata load of clearing the reservations on the entire scheme.

In view of above, the cluster/layout plan of 3K scheme under reference is approved subject to the following conditions :-

- 1) That the individual developers shall submit layout of their scheme as per the plan annexed.
- 2) That the individual developers shall pay the pro-rata cost of all infrastructure like D.P. Roads, Nalla Widening, Street Lights, Storm Water Drains outside their plots in proportion to their plot area.

**CERTIFIED TRUE COPY**  
**SHANTANU RANE & ASSOCIATES**  
**ARCHITECTS & INTERIOR DESIGNERS**  
 602-B, 6th Floor, B Wing, Grande Palladium  
 Near Mercedes Show Room, Metro Estate,  
 CBT Road, Kalina Santacruz (East), Mumbai 400052

3) That the individual developers shall take the pro-rata load of the eligible slum dwellers on the non-buildable reservations including roads in the said plan.

4) That the individual developers shall develop the roads fronting their plot or as may be directed by CEO(SRA) to develop the roads/access on priority.

5) That the individual developers shall rehabilitate eligible slum dwellers within the scheme as per the certified Annexure-II & the additional pro-rata, slum dwellers affected by non-buildable reservations & further as may be directed by CEO(SRA) to enable implementation of said plan.

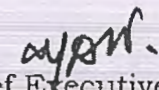
6) As far as the area of non-buildable reservations other than roads is concerned, it is not possible to divide among different schemes as contiguity and hence utility will be lost. Thus, this has to be kept intact as per the final plan sanctioned.

7) M/s. Ruchipriya Developer may be given flexibility of designing his area provided 70% people affected have consented to him as a developer. Other condition of provisional LOI shall be binding on him.

8) That the individual developers shall submit time bound phase programme within 30 days for implementation of their scheme.

9) That the conditions of individual LOI's shall be applicable till the LOI's are revised after obtaining the eligibility of slum dwellers in the entire scheme including reservations.

Yours faithfully,

  
Chief Executive Officer  
Slum Rehabilitation Authority

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SHANTANU RANE & ASSOCIATES  
ARCHITECTS & INTERIOR DESIGNERS  
E02-B, 8th Floor B Wing Grande Paladium  
Near Mercantile Showroom, No. 12/13, 14/15  
GST Road, Kalina (East), Mumbai 400082