

SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/1133/N/MHL/LOI

Date: **28 SEP 2017**

1. **Architect** : Shri. Jitendra B. Patel
of M/s. Aakar Architects & Consultants
Ground Floor,
Satyanaran Prasad Commercial Center,
Dayaldas Road, Vileparle (E),
Mumbai-400 057
2. **Developer** : M/s. Ashoka Developers.
7/A, Rajniketan, S. V. Road,
Near Patkar College, Goregaon (W),
Mumbai- 400 062.
3. **Society** : "Ghatkopar Laxminagar Sneh Sadan SRA CHS
Ltd."
Plot bearing C.T.S. No. 184 (pt.) and old
C.T.S. No. 194 A (pt) & now new C.T.S. No.
230 of village Ghatkopar, Mumbai Suburban
District at Pant Nagar, Andheri Ghatkopar
Link Road, Ghatkopar (East), Mumbai -65,

Sub: Revised LOI of S. R. Scheme on plot bearing C.T.S. No. 184 (pt.) and old C.T.S. No. 194 A (pt) & now new C.T.S. No. 230 of village Ghatkopar, Mumbai Suburban District at Pant Nagar, Andheri Ghatkopar Link Road, Ghatkopar (East), Mumbai - 400 065.

Ref: SRA/ ENG/1133/N/MHL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by you, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

- 1) That this Revised LOI is issued in continuation with earlier Revised LOI u/no. SRA/ ENG/1133/N/MHL/LOI dtd. 13/08/2010. It stands modified with respect to the conditions mentioned herein below and continuing the balance conditions as per said earlier LOI:

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


Executive Engineer
Slum Rehabilitation Authority

- 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 salient features Annexed herewith.

The Salient features of the scheme are as under:

Sr. No.	Description	Proposed parameters
1.	Plot area considered for calculation of F.S.I. purpose:	6007.00
2.	Less: Deduction for	
	(i) Road set back -100 %	411.75
	(ii) MAP reservation	370.03
	Total deduction	781.78
3.	Balance area of plot	5225.22
4.	Addition for F.S.I. purpose.	
	(i) Road set back -100 %	411.75
	(ii) Municipal Primary School	370.03
	Total area	781.78
5.	Plot area for F.S.I.	6007.00
	FSI Permissible	3.00
6.	B.U.A. permissible on plot	18021.00
7.	Rehab B.U.A proposed in situ.	7630.28
8.	Balwadi, Welfare Center & Society Office + Common passages.	3336.51
9.	Rehabilitation Component.	10966.79
10.	Sale Component for scheme.	10966.79
11.	Total BUA Permissible for scheme	18597.07
12.	FSI of the Scheme (11/5)	3.0958
13.	Sale area permissible in-situ (6-7)	10390.72
14.	Sale area proposed.	10390.72
15.	Total area proposed for the scheme.	18021.00
16.	TDR generated in the scheme.	576.07
17.	Residential	178 Nos.
	PAP	72 Nos.
	PTC hand over to MHADA	20 Nos.
	Resi. / Comm.	008 Nos.
	Religious	Nil Nos.

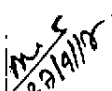

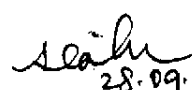
Commercial	004 Nos.
Existing Amenities	001 Nos.

Additional Conditions are as follows:

- 78) That the Hon'ble CEO (SRA) reserves the right to add/ delete/ modify any of the conditions mentioned in the earlier LOI/ Revised LOI.
- 79) The concurrence for buildable reservation of Municipal Primary School from Dy. Municipal Architect shall be submitted and the same shall be handed over to MCGM before releasing C.C. to last 10% of sale BUA.
- 80) That you shall submit the affidavit to MHADA required as per their letter 21/03/2006 before issue of Amended IOA of Sale building.
- 81) That the balance conditions of LOI/ Revised LOI / IOA / Amended IOA shall be complied.
- 82) That you shall complete the construction of STP before requesting C.C to last 10% of Sale BUA.

If applicants Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

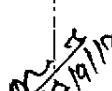
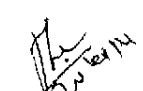
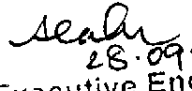
Yours faithfully,

 S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority Executive Engineer Chief Executive Officer
 (Hon'ble CEO (SRA) signed on 29/06/2017) Slum Rehabilitation Authority

Copy to:

1. Assistant Commissioner, N - Ward, M.C.G.M.
2. Chief Officer, MHADA.
3. Deputy Chief Engineer (Development Plan), M.C.G.M.
4. Deputy Collector (SRA)
5. H.E. of MCGM.
6. I.T. Section (SRA), to publish this Revised LOI SRA website.

 S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority Executive Engineer Chief Executive Officer
 (Hon'ble CEO (SRA) signed on 29/06/2017) Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Ananat Kanekar Marg, Bandra (East), Mumbai - 400 051.

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

No. SRA/ENG/..... 29 OCT 2017

(Composite 11) No. 03

To,
/s. Ashoka Devel pers,
7/A, Rajniketan, S.V. Road,
Near Park College, C. 10, 401 ()
Mumbai.

With reference to your Notice, letter No. 3130 dated 29/09 2017 and delivered on 04/10 2017 and the plans, Sections, Specifications and Description and further particulars and details of your building at 184 (p) old & new 15. 2. 200 of village nark-p. u-b-i b-u-b-i at rent 100, h-d-e-i h-k-p-r-k, h-k-p. u-b-i

furnished to me under your letter, dated 0-10/20 17 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

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

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

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

m/s
21/10/17
S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer, (S.R.A.)
scsh
09.10.17

SPECIAL INSTRUCTIONS

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

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

- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 12) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).
- 13) That you shall submit concurrence for planning of buildable reservation of Municipal Primary School from department of MCGM before requesting plinth C.C. of school building no. 3.

Sr. No.	NOC's	Stage of Compliance
1	H.E. from MCGM.	Before Plinth C.C.
2	Tree Authority.	Before Plinth C.C.
3	Dy. Ch. Eng. (SWD) - W.S. Regarding Internal SWD.	Before Further C.C.
4	Dy. Ch. Eng.(S.P.) (P & D).	Before Plinth C.C.
5	Dy. Ch. Eng.(Roads)-W.S.	Before Plinth C.C.
6	P.C.O.	Before Plinth C.C.
7	BEST/ TATA/ Reliance Energy	Before Further C.C.

	/MSEB/ Electric Co.	
8	Civil Aviation Authority	Before Plinth C.C.
9	E.E. (T & C) of MCGM for Parking Layout.	Before Plinth C.C.
10	CFO.	Before Plinth C.C.
11	M.O.(E & F)	Before C.C. beyond 20000 sq mt. of constructed.
12	Ch. Eng. (M & E)	Before Further C.C.

- 14) That the design and construction of the proposed building will be done under supervision of registered Structural Engineer as per all relevant I. S. Codes including seismic loads as well as under the supervision of Architect and licensed Site Supervisor.
- 15) That the individual consent agreements of eligible slum dwellers shall be submitted.
- 16) That the registration of Society shall be submitted.
- 17) That the C.C. shall be released as per the co-relation Rehab BUA & PRC in words policy as may be decided by SRA.
- 18) That you shall submit the Registered Undertaking from developer for executing Tripartite agreement between Developer, Society & service providers for electro mechanical maintenance of lifts, pumps, fire fighting devices, etc. & at the cost of Developer for period of 10 years for composite Building.
- 19) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/Structural Engineer, Geo tech Consultant towards workers, occupants, adjoining structures etc. and you & your concerned team shall be responsible for safety.
- 20) That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
- 21) That you shall submit concurrence for location of composite school building no.3 from MCGM before asking plinth C.C of school building no.3 and C.C for last 10% of sale BUA shall not be released till handing over of school building to MCGM.
- 22) That the Developer shall submit Registered undertaking stating that the 2 nos of 6.00 mt wide internal road will be use as an access by all the buildings in the layout/scheme including school building of MCGM.

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

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

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

- 1) All the conditions of Letter of Intent shall be complied with at stages as directed by SRA or before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall develop the layout access/D.P. Road/setback land including providing street lights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.

- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. card for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'N' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 20) That completion certificate from C.F.O. shall be submitted.
- 21) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 22) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 23) That the completion certificate from E.E. (M&E) of MCGM for Ventilation System shall be submitted.
- 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 25) 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-11 dtd. 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.

- 26) That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular no. 137 dtd. 01.08.2012 before OCC to Rehab Building/Composite Building.
- 27) That you shall pay Rs. 10/- (Rupees Ten Only) per sq. feet. of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area, etc. for the Structural Audit as per circular no. 138 before issue of Occupation Certificate of rehab building.

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

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.
- 2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.
- 3) That you shall have to maintain 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.
- 4) That the Amenity Tenements i.e. Balwadis 03 nos., Welfare Centers 03 nos., & 02 Society Offices in the scheme shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.




M/s
21/10/18
S.E. (S.R.A.) A.E. (S.R.A.)

Seah
09.10.18
Executive Engineer
Slum Rehabilitation Authority

NOTES

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

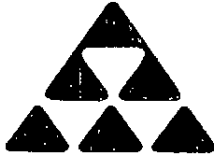
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started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


S.E. (S.R.A.)  **A.E. (S.R.A.)** 
 Executive Engineers, (S.R.A.)

Copy Forwarded to

- 1) Architect & L.S. Service
- 2) Owner
- 3) Asst. Munc. Comm. () ward
- 4) A.D.O. (S.R.A.)/Sd/-, Divisional Officer
Tahsildar Office (S.R.A.)/Sd/-, Coll. (SRA)
- 5) Dy. Ch. E. (S.R.A.)
- 6) A.E. W.V. ward
- 7) A.A. & C.


S.E. (S.R.A.)  **A.E. (S.R.A.)** 
 Executive Engineer
 Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

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

E9 OCT 2017

N/CHAS /0026/0000-05/02/
No. SRA / ENG /

on b 15 . 4

To,
M/s. Ashoka Developer,
7/A, Rajniketan, S. V. Road,
Near Petkar College, Goregaon (E),
Mumbai.

With reference to your Notice, letter No. _____ dated _____ and delivered
on _____ 04/10/ 2017 and the plans, Sections, Specifications and Description and further particulars
and details of your building at _____ 154 (p. 1) _____
Now how 154 (p. 2) of villing Chhatkhar, Mumbai _____
at Sant Nagar Andheri Chhatkhar, Chhatkhar, Mumbai _____

furnished to me under your letter, dated _____ 04/10/ 2017 I have to inform you that the proposal
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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

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

me
21/10/17
He
09/10/17
S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

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

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

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- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
 - 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
 - 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
 - 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
 - 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
 - 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
 - 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - i) Not misusing part/pocket terrace/Free of FSI.
 - ii) Not misusing stilt.
 - iii) To demolish the excess area if constructed beyond permissible F.S.I.
 - 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
 - 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).
 - 14) That you shall submit Nalla remarks from Dy. Ch. Eng. (SWD) planning cell OF MCGM before requesting plinth C.C. of building under reference and if required submit amended plans for approval.

Sr. No.	NOC's	Stage of Compliance
1	H.E. from MCGM.	Before Plinth C.C.
2	Tree Authority.	Before Plinth C.C.
3	Dy. Ch. Eng. (SWD) - W.S. Regarding Internal SWD.	Before Further C.C.
4	Dy. Ch. Eng. (S.P.) (P & D).	Before Plinth C.C.
5	Dy. Ch. Eng. (Roads) - W.S.	Before Plinth C.C.
6	P.C.O.	Before Plinth C.C.
7	BEST/ TATA/ Reliance Energy /MSEB/ Electric Co.	Before Further C.C.
8	Civil Aviation Authority	Before Plinth C.C.
9	E.E. (T & C) of MCGM for Parking Layout.	Before Plinth C.C.
10	CFO.	Before Plinth C.C.
11	M.O. (E & F)	Before C.C. beyond 20000 sq. mt. of constructed.
12	Ch. Eng. (M & E)	Before Further C.C.
13	Dy. Ch. Eng. (SWD) planning cell, Nalla Remarks	Before Plinth C.C.

- 15) That the design and construction of the proposed building will be done under supervision of registered Structural Engineer as per all relevant I. S. Codes including seismic loads as well as under the supervision of Architect and licensed Site Supervisor.
- 16) That the individual consent agreements of eligible slum dwellers shall be submitted.
- 17) That the registration of Society shall be submitted.
- 18) That the C.C. shall be released as per the co-relation Rehab BUA & PRC in words policy as may be decided by SRA.
- 19) That you shall submit the Registered Undertaking from developer for executing Tripartite agreement between Developer, Society & service providers for electro mechanical maintenance of lifts, pumps, fire fighting devices, etc. & at the cost of Developer for period of 10 years for composite Building.
- 20) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/Structural Engineer, Geo tech Consultant towards workers, occupants, adjoining structures etc. and you & your concerned team shall be responsible for safety.
- 21) That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

- 22) That you shall complete the construction of retaining wall and closing/refilling of existing river before Plinth C.C.
- 23) That you shall submit concurrence for location ^{of plan} of composite school building no.3 from MCGM before asking plinth C.C of school building no.3 and C.C for last 10% of sale BUA shall not be released till handing over of school building to MCGM.
- 24) That the Developer shall submit Registered undertaking stating that the 2 nos of 6.00 mt wide internal road will be used as an access by all the buildings in the layout/scheme including school building of MCGM.

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

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

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

- 1) All the conditions of Letter of Intent shall be complied with at stages as directed by SRA or before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall develop the layout access/D.P. Road/setback land including providing street lights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.

- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. card for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'N' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 20) That completion certificate from C.F.O. shall be submitted.
- 21) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.

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- 22) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
 - 23) That the completion certificate from E.E. (M&E) of MCGM for Ventilation System shall be submitted.
 - 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
 - 25) 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-11 dtd. 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.
 - 26) That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular no. 137 dtd. 01.08.2012 before OCC to Rehab Building/Composite Building.
 - 27) That you shall pay Rs. 10/- (Rupees Ten Only) per sq. feet. of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area, etc. for the Structural Audit as per circular no. 138 before issue of Occupation Certificate of rehab building.

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

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.
- 2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.
- 3) That you shall have to maintain 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.
- 4) That the Amenity Tenements i.e. Balwadis 03 nos., Welfare Centers 03 nos., & 02 Society Offices in the scheme shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.

3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme. (1)
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09.10.12
Executive Engineer
S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority

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

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

[Signature]
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
09-10-17
Executive Engineers, (S.R.A.)

Copy Forwarded to

- 1) Architect / Lic. Service
- 2) Quarter
- 3) Asstt. Mnd. Comm. () ward
- 4) A.D. D. S. B. S. B. Divisional Officer
Tinkhadiya Office - 1/2/2017 Coll. (SRA)
- 5) D. C. E. (S.R.A.)
- 6) A.E. V.V. ward
- 7) A.A. & C. ward

[Signature]
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
Executive Engineer
Slum Rehabilitation Authority