

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2664/PS/STGL/TTC

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Date:

13 AUG 2021

To,
Shri. Pradeep Jain
Of M/s Kahaan Archpro Consultants,
1403, Ashok heights, Opp. Saraswati Tower,
Nicholaswadi Lane, Off Parsi Panchyat Road,
NICCO circle, Andheri (E), Mumbai-400 069.

Sub: Proposed temporary transit camp for Proposed S.R schemes on plot bearing CTS No. 50A(pt.) of village Pahadi, Goregaon (W), Taluka Borivali at teen Dongri, Unnat Nagar Road No.2, Prem Nagar, Goregaon (W), P/S ward under Reg. 33(10) of DCPR 2034 for proposed "Aman Ekta SRA CHS (Prop.)" & "Samata SRA CHS (Prop.)".

Ref: Your letter dtd. 26/07/2021.

Gentleman,

With reference to your letter dtd. 26/07/2021, your request to grant approval to proposed Temporary Transit Camp for Gr. + 7th upper floors for 152 nos. of residential tenements on the said plot at above address is hereby considered favorably as per Reg. 33(10) of DCPR 2034 subject to following conditions:

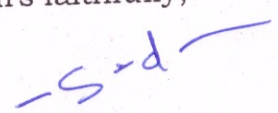
1. That the structural design/drawings etc. shall be submitted through registered Structural Engineer along with the structural stability certificate at the time of each renewal.
2. That the structure shall be structurally sound and of non-flammable material and will be maintained in good habitable conditions. The structure shall be purely temporary and shall confirm to Cl. 4.5 of Reg. 33(10) of DCPR 2034.
3. That the Society / developer shall submit an indemnity bond, indemnifying the SRA and its staff against all the work, damages, litigation, disputes, danger etc. for occupation of the Transit accommodation at all the times.
4. That the requisite drainage arrangement shall be provided as per Municipal requirement u/s 4(c) of BMC Act through Lic. Plumber.
5. All the dues towards scrutiny fees, deposit of this proposal and payment of Taxes of MCGM, if any shall be paid.

6. That this permission to construct temporary transit camp shall not be used as a tool to evict the existing slum dwellers only under the plinth of the said structure.
7. Any other charges, taxes, assessment charges in respect to structure of the Transit accommodation shall be paid.
8. The list of names of the eligible slum families, with photo-pass number, hut number etc to whom the Transit Accommodation is allotted shall be submitted to this office. The subsequent changes shall also be intimated to this office.
9. That the requirement of Health Officer, 'P/S' ward, if any shall be complied with.
10. That the tenements in the proposed rehabilitation building to be allotted, to the existing slum tenants shall be first completed in all respect. The occupation permission for the rehabilitation building shall be obtained and temporary structure i.e. Transit Camp under reference shall be demolished within 30 days of granting Occupation Certificate to the rehab buildings and the site should be brought back to the original state. Till the transit camps are fully demolished, development rights for the free sale area shall not be permitted to be used beyond 75% of the total admissible free sale area permissible under this Regulation.
11. Temporary transit structure shall be used only for residential purpose of transit accommodation to the eligible slum dwellers of the society under Slum Rehabilitation Scheme.
12. That no addition / alteration thereafter or increase in the area, cubical contents shall be permitted without prior approval from this office.
13. That this permission is purely temporary for a period of six months which shall be got renewed if needed by paying necessary charges as admissible.
14. That the structure under reference shall be removed immediately after the stipulated time period is over or even earlier if so required by this office.
15. That the occupation certificate for sale component will not be granted until the tenants of the transit accommodation are re-housed in the first rehabilitation flats of the Rehab building and the temporary structure under reference are removed completely.
16. That Registered Undertaking shall be submitted to demolish the transit structure within 30 days from date of granting occupation for rehab building as per Cl. 4.6 of Reg. 33(10) of DCPR 2034.
17. That the Structural Stability Certificate from Lic. Structural Engineer shall be submitted at the time of each revalidation.
18. The intimation for starting and completion of the work of transit structures shall be given to their office.

19. That the agreements, with individual slum dwellers shall be executed before demolishing the existing structure on site.
20. That the free flow of storm water drain / sewerage system shall be maintained at all times and periodical maintenance thereof shall be carried out in consultation with the concerned department of M.C.G.M.
21. That the work shall not be started till submission of all the compliances on record and work start intimation shall be given.
22. That the responsibility of structural stability & maintenance of Temporary transit camp structure lies entirely with developer / Architect.
23. In case of non-compliance or violation if any, of the condition stated above, this approval stands automatically cancelled.
24. That the work of Temporary Transit Camp after completion shall be got certified for quality & safety by third party inspection from Licensed Structural Engineer / Reg. Govt. Institute / Educational Institutes as approved by Dy.Ch.Eng.(SRA) and report shall be submitted before issue of I.O.A. permission such report shall be submitted every year thereafter.
25. That the total deposit of Rs.76,000/- paid by you is liable to be forfeited and temporary structure under reference will be demolished at your risk and cost in the event of your failure to abide by any of the aforesaid conditions and that you shall submit registered undertaking to that effect.

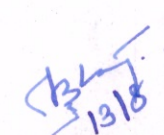
One copy of the plan duly signed and stamped is hereby returned as token of approval.

Yours faithfully,


Executive Engineer
Slum Rehabilitation Authority

Copy to:

1. Owner/Developer
2. W.O.(P/S) Ward
3. A.E.W.W.(P/S) ward
4. A&C (P/S)
5. Dy. Collector (SRA)
6. I.T. Section
7. Secretary, Society.
For information.


Executive Engineer
Slum Rehabilitation Authority