



SLURM REHABILITATION AUTHORITY

No.: SRA/ENG/1998/KE/ML/AP

Date: 7 JAN 2015

To,
Shri. Jitendra B. Patel
of M/s. Aakar Architects & Consultants
Gr. Flr, Satyanarayan Prasad Commercial Centre,
Dayaldas Road, Off Nehru Road,
Vile Parle (E), Mumbai

Sub: Amended plans for Sale building in S. R. Scheme on plot bearing C.T.S. No 706/2 to 8, 706/11, 706/12, 706/14 to 16 & 706/22 of village Marcel at Andheri (E), for "Sagbaugh Sneh Sagar CHS Ltd".

Ref: Your letter dated 20/07/2015.

Gentleman,

With reference to above, the amended plans submitted by you for sale building are hereby approved by this office subject to following conditions.

- 1) That all conditions of revised Letter of Intent issued under No SRA/ENG/253/KE/ML/LOI dated 04/12/2015 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/1998/KE/ML/AP dated 29/12/2007 shall be applicable and should be complied.
- 3) That revised drainage approval shall be obtained for proposed amended plans.
- 4) That Revised Structural design and calculations shall be submitted.
- 5) That C.C endorsement as per amended plans shall be obtained.
- 6) That you shall submit NOC from Electric Company regarding size & location of electric meter room and N.O.C. from C.F.O. before approval of plans of electric sub-station.
- 7) That you shall submit Police Commissioner NOC for the religious structures proposed before granting C.C. to the religious structures.

8) That you shall pay Labour Welfare Cess charges of one percent (1 %) of total construction cost as per the Stamp Duty Ready Reckoner rate (excluding land cost) as per Circular No. 130 before grant of C.C.

9) As per circular No. 138, that the rehab building 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.

10) 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 LOL.
- 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.
- 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 buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.

- 11) 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.
- 12) That you shall submit CFO NOC before plinth C.C of building under reference.
- 13) That you shall submit NOC from Ch. Eng. (M&E) before further C.C.
- 14) That you shall install CCTV camera on site in consultation with IT/SRA.
- 15) That you shall submit the quarterly progress report.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,


Executive Engineer - (W.S.)
Slum Rehabilitation Authority.

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Copy to:

- ✓ 1) M/s. New Monarch Builder & Contractor,
- 2) The Assistant Municipal Commissioner "K/E" Ward,
- 3) A. E. W. W. "K/E" Ward,
- 4) A. A. & C. "K/E" Ward,
- 5) H. E. of MCGM,

For information please.


Executive Engineer - (W.S.)
Slum Rehabilitation Authority.

