

# SLUM REHABILITATION AUTHORITY

5th floor, Orina Nimmur Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV  
of D.C.R. No. 33 (19) Dt. 15.10.97 for Brihanmumbai.

**SALE BUILDING NO. 4**

No. SRA/ENG/1, 2747/ME/ML/KP..... **5 JAN 2012**

To  
M/s. Laxdawala Developers Pvt. Ltd.  
1st Floor, Lethiwala Apt., Shivdas Chapshi Marg,  
Maragon, Mumbai - 400 010.

With reference to your Notice, letter No. 2523 dated 22-1-11 200 and delivered on 24-1-2011 200 and the plans, Sections, Specifications and Description and further particulars and details of your building at CIS No. 7 (pt) of Village Borla Municipal Kamgar Vasahat, Govandi (East), Mumbai-400-043, for Panchasheel SRA CHS Ltd. & Ekta SRA CHS Ltd.

furnished to me under your letter, dated 24-1-2011 200 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 UP TO PLINTH LEVEL**

- A.1) That the Commencement Certificate u/s. 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 \_\_\_\_\_, 200 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or 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

*[Signature]*  
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 Suburban 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.

## 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 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 cartage 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 deposits of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bracks, 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 tight 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.

  
 Executive Engineer, (S.R.A.)



caused to the occupiers shall also be submitted before requesting for C.C./starting of work.

- 15) That the development charges as per MRTD Act amended upto date shall be paid before issue of C.C.
- 16) That the Registered undertaking shall be submitted alongwith plan for agreeing to hand over the setback land/D.P. road free of compensation and that the handing over certificate for the same shall be obtained from concerned Assistant Commissioner/D.P. Department of M.C.G.M. and that the ownership of the setback land/D.P. road will be transferred in the name of M.C.G.M. before requesting C.C. of last 25% development in the S.R. Scheme.
- 17) That the Reg. 11/1, in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
- 18) That the Registered Undertaking from the Developer as well as Society shall be submitted for the following
  - i) Not misusing pocket terrace.
  - ii) Not misusing part stall.
  - iii) Meter room
  - iv) Society office
  - v) Servants toilet
  - vi) Podium area/parking area
  - vii) Nitch portion
  - viii) Elevation treatment
  - ix) Refuge area
- 19) That you shall appoint Third Party Quality Auditor with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for supervision of S.R. Scheme.
- 20) That you shall appoint the Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for the scheme and P.M.C. shall submit quarterly progress report to the Slum Rehabilitation Authority during the progress of the work.
- 21) That you shall pay maintenance deposit at the rate of 20,000/- per tenement as decided by the authority from time to time. The

infrastructure charges at the rate of Rs. 560/- per sq.mt. shall be paid.

- 22) That you shall submit the NOCs/remarks before requesting for C.C. and the requisition shall be complied with before occupation certificate/B.C.C., as applicable from the following concerned authority.
  - (1) A.A. & C M/East Ward
  - (2) H.E.
  - (3) C.P.O.
  - (4) Tree Authority,
  - (5) Dy. Ch. Eng.(SWD)
  - (6) Dy. Ch.E.(S.P.) (P & D)
  - (7) Dy.Ch.Eng. (Roads)
  - (8) P.C.O.
  - (9) B.S.E.S./Reliance Energy/Electrical Co.
  - (10) M.T.N.L - Mumbai
  - (11) E.E. (R.W.H.) of M.C.G.M.
  - (12) E.E. (Sewerage)
- 23) That you shall submit the phasewise programme for development of infrastructure works, reservations, amenities, etc. in the layout while approving the layout and same shall be developed accordingly.
- 24) That you shall not reduce front open space less than 2.5 mtr. at any floor level due to proposed elevation features.
- 25) That the requisition of regulation no. 45 & 46 of D.C. Regulations 1991, amended upto date shall be complied and records of quality of work, verification report etc. shall be maintained at site till completion of the entire work.
- 26) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
- 27) That you shall get the plot boundaries demarcated from Concerned Officer before starting the work as per Regulation No. 38 (27) of D.C. Regulations 1991, 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.

- 28) That you shall submit structural design and submitted by structural consultant on record shall be got vetted from the registered structural consultant before issuing plinth C.C. of sale building.
- 29) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA
- 30) That the structural design considering the provision of seismic/wind load or calculations for the proposed work will be submitted before requesting for C.C.
- 31) That the P.C.O. charges shall be paid to Insecticide officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. of concerned ward of M.C.G.M. and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide officer shall be complied with.
- 32) That the proportionate sewer line charges as worked out by Dy.Ch.Eng. (Sewerage Planning) shall be paid in that office of M.C.G.M. before requesting for C.C.
- 33) That the basement will be complying with the Basement Rules and Regulations and Registered undertaking for not misusing the basement shall be submitted before requesting for C.C.
- 34) That the building shall be designed complying requirements of all the relevant I.S. codes including I.S. code 1893 for earthquake design, the certificate to that effect shall be submitted from Structural Engineer before requesting for C.C.
- 35) That the soil investigation shall be done and report thereof shall be submitted with structural design and calculation before requesting for C.C.
- 36) That the requirement of regulation no. 40 & 41 of D.C. Regulation 1991 amended upto date shall be incorporated in proposed plan and requirements shall be complied with before submitting B.C.C.



- 37) That the N.O.C. from MOEF for proposed development shall be submitted before starting of work and conditions therein shall be complied with.
- 38) That the developer shall submit Registered U/T stating that they will incorporate all requirements of high rise committee by submitting plans for approval including demolition of the safe building if constructed without high rise committee NOC/clearance & without claiming any compensation for the same or restrict the building upto 70.00 mtr.
- 39) That the developer shall submit NOC of CFO for the two way 6.00 mtr. internal access for high rise Rehab & Safe bldg.
- 40) That you shall obtain NOC/clearance for High Rise Committee.
- 41) As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.

**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 by this office staff.
- 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 periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.
- 4) 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 plinth level.
- 5) That the remarks of electric supply company shall be submitted before requesting C.C. for further C.C..
- 6) That the N.O.C. from Civil Aviation Department shall be submitted in this office for the proposed height of the building.

- C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.
- 1) That some of the drains shall be laid internally with C.I. pipes.
  - 2) That the specifications for layout access/D.P. Road/setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work and the access and setback land shall be developed accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) E.E. (T&C) before submitting building completion certificate.
  - 3) That the dustbin shall be provided as per requirement of this office.
  - 4) That carriage entrance over existing SWD shall be provided and compensation for same shall be paid before requesting occupation.
  - 5) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
  - 6) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be obtained and complied with before asking occupation permission.
  - 7) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
  - 8) That 3.00 meter wide paved pathway up to staircase shall be provided.
  - 9) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
  - 10) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
  - 11) That the completion certificate of E.E.T.C. & E.E. (SWD) of MCGM shall be obtained & submitted before applying for occupation/B.C.C.

- 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/seak pit shall be submitted.
- 14) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 15) That all the eligible slum dwellers shall have to be rehabilitated as per the prevalent certified Annexure-II issued by Competent Authority before requesting occupation certificate for sale/Composite bldg.
- 16) That the laminated stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 17) The laminated Building Completion Certificate in prescribed Performing certifying work carried out as per specification shall be submitted.
- 18) That the single P.R. cards for the amalgamated plot shall be submitted before requesting for occupation/before requesting development beyond 75% BUA in the S.R. Scheme.
- 19) That layout R.G. shall be developed as per provisions of D.C. Regulations, 1991 amended upto date.
- 20) That the N.O.C. from the A.A. & C. M/E Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 21) That no dues pending certificate shall be obtained from A.E.W.W. M/E Ward of M.C.G.M. before O.C.C.
- 22) That the D.P. Reservation/ D.P. Road/ set back shall be developed as per Municipal Specification & handed over to MCGM and shall be transferred in the name of MCGM, a certificate to that effect shall be submitted from concerned authority.
- 23) That completion certificate from C.F.O. shall be submitted.
- 24) That the provision of Rain Water Harvesting as per the design prepared by the approved consultants in the field shall be made before asking occupation of sale/composite building.

- 25) That you shall display bilingual sign boards on site & painting of SRA logo on rehab bldgs. As per circular no. SRA/Admn/Circular no. 64/569/2004 dtd. 14-10-2004.
  - 26) That the developer shall submit the final completion certificate from Ch.Eng. (M & E), of MCGM, for artificial light and ventilation for internal ducts.
  - 27) 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.
  - 28) That terraces, sanitary blocks, nahanis in kitchen shall be made water proof and the same will be provided by method of ponding and all sanitary connections shall be made leak proof and smoke test shall be done.
  - 29) That the site supervisors laminated certificate for quality of work and completion of work shall be submitted.
  - 30) That you shall submit separate P.R. Card in words for the buildable & non buildable reservation in the name of MCGM.
  - 31) That you shall submit the conveyance deed for rehab component and sale component or composite component before obtaining occupation certificates, respectively.
- 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.

**NOTES:**

1. That C.C. for sale building shall be controlled in a phasewise 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 mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

  
Executive Engineer-4  
Slum Rehabilitation Authority