



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3922/RS/ML/AP

Date :

25 MAY 2023

To,
Shri. Sanjay B. shah.
Licensed Surveyor.
2A & 3, Panchavati,
S. V. Road, Kandivali (West),
Mumbai – 400 067.

Sub: Amended IOA to Sale Building No.4 under S.R. Scheme on plot bearing CTS. No.1110 (pt) of Village Kandivali, situated at Powels land, Tulaskarwadi, M.G. Cross Road No.1, Kandivali (West), Mumbai Suburban District for Shivshakti Nagar Co-operative Housing Society Ltd.

Ref: Licensed Surveyor's application dated 02/03/2023.

Sir,

With reference to above, the amended plans submitted by you for the Sale Building No. 4 as **High Rise Sale Residential cum Commercial Bldg. No. 4** are hereby approved by this office subject to the following conditions:

1. That all the conditions of LOI under no. SRA/ENG/107/RS/ML/LOI dated 02/11/2020 shall be duly complied stage wise before occupation of last building in the layout.
2. That the conditions of IOA under no. SRA/ENG/3922/RS/STGL/AP dtd. 20/06/2017 shall be duly complied with.
3. That you shall submit the revised structural design & calculations before requesting plinth C.C to Bldg. u/r.
4. That the Revised drainage layout approval shall be submitted.
5. That you shall submit the NOC from CFO of MCGM.
6. That you shall submit the completion certificate from CFO of MCGM before requesting occupation permission to Bldg. No.4 under reference.
7. That you shall submit the remarks from Ch. E.(M&E) or as per the provision of EODB before requesting further C.C. to Sale Building No.4 under reference.
8. That you shall submit the NOC/Remarks from E.E. (T. & C.) of MCGM or parking consultant as per EODB for parking layout before asking further CC to the Sale Bldg. u/r.

Sanjay

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9. That you shall submit the revised NOC from MOE&F before asking further CC to the Sale Bldg. u/r.
10. That you shall submit the Completion Certificate from Environmental Consultant for the Solid Waste Management System/Bio- degradable Waste Treatment Plant before requesting full O.C to building u/r.
11. That you shall submit the NOC from HRC as per MCGM policy circular dtd. 08/09/2015.
12. That you shall submit the NOC from Civil Aviation Department before asking further C.C to Building u/r.
13. That you shall submit the RCC drawing, design & calculations along with the specification & water proofing details for the swimming pool proposed on the podium level before asking further C.C. for the building.
14. That the undertaking from the Developer shall be submitted for the following.
 - i) Not to misuse the additional height of basement.
 - ii) The proposed tandem parking spaces will only be allotted to flats that require two parking spaces as per the norms.
 - iii) The Gymnasium/Fitness centre & Swimming pool proposed in the sale building will not be used for any commercial exploitation and will be exclusively for the members/occupants of the sale bldg.u/r.
 - iv) No Municipal Water shall be used for filling up the swimming pool & shall indemnify SRA & its officers against any form of litigation as regards swimming pool.
 - v) If any litigation arises from the prospective buyers due to deficient open spaces, SRA and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open spaces and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future.
 - vi) The area of terrace recreational Green area /community open spaces shall be kept vacant and maintained open to sky and not be allowed for any other purpose.
15. That final plans shall be mounted on canvas before asking for O.C.C.

16. That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/Structural Engineer, Geotech Consultant towards workers, occupants, adjoining structures etc. & you & your concerned team shall be responsible for safety.
17. That you shall submit the report from concerned structural engineer regarding design of R.C.C slab and M.S. Grating proposed in the basement/STP area to bear the load of fire engine weighing up to 58 m. tones each with a point load of 10 Kgs. per sq.cm. Further, all structural members below the ground shall be designed by considering the effect of chlorinated water, Sulphur water, sewage water etc. and any other possible chemical effects and due care shall be taken while constructing the same and completion certificate to that effect shall be submitted before asking for O.C.
18. That certificate under section 270A of BMC Act. Shall be obtained from H.E.'s department regarding adequacy of water supply and submitted before requesting for occupation certificate

One set of plan is returned herewith in token of approval.

Yours faithfully,

— sd —

**Executive Engineer (R/S)
Slum Rehabilitation Authority.**

Copy to :-

- ✓ 1. M/s. Bombay Slum Redevelopment Corporation Pvt. Ltd. (Developer)
2. Asst. M.C., R/S – Ward
3. A.E. (WW), R/S – Ward
4. A. A. & C, R/S - Ward

For information please.

25/05/2022

**Executive Engineer (R/S)
Slum Rehabilitation Authority**