

SLUM REHABILITATION AUTHORITY

R-N/PVT & STGOVT/0002/20160919/AP/R1

Subject: Plinth C.C. to Rehab building no. 1 in S.R. Scheme under regulation 33(10) on plot bearing CTS No. 2680, 2681, 2682/A, 2682/B, 2682/C, 2683, 2683/1 to 4, 2684, 2711, 2715, 2716 & 2717 of Village-Dahisar, at Rawalpada, Dahisar (E), Mumbai- 400 068.

Lic. Surveyor : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants

Developer : M/s. Dream Heritage Pvt. Ltd.

Society : "Shree Ganesh Nagar S.R.A. Gruhnirman
Mahasangh (Prop.)"

Licensed Surveyor Shri. Jitendra B. Patel of M/s. Aakar Architects & Consultants vide his application at page 175 to 185 has requested to grant plinth C.C. to Rehab building no. 1 in S.R. Scheme under reference.

Brief History:-

In this case, S. R. Scheme was accepted and LOI was approved and issued on 24/11/2020. Accordingly, IOA to Rehab building no. 1 comprising of Gr.(pt.) + Stilt (pt.)+ 1st to 23rd upper floors accommodating rehab tenements was approved and issued on 23/12/2020.

Now, L.S. has requested to grant plinth C.C. to Rehab building no. 1. Detail scrutiny report for plinth C.C. to rehab building under reference is as below:

1. Compliance of LOI dtd. 24/11/2020.

Sr. No.	Conditions	Compliance
1.	This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure – II issued by Competent Authority and other relevant documents.	Noted by L.S.
2.	This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.	IOA for rehab building no. 1 in S. R. Scheme under reference was granted on 23/12/2020.

3.	The built-up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be revised from time to time.	Noted by L.S.
4.	This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under provision of IPC 1860 and Indian Evidence Act.1872.	Noted by L.S.
5.	Details of land ownership: - a) As regards ownership of plot, it is partly owned by Private owner and partly by State Govt.	P.R. Card at page 41 to 58.
6.	Details to access: - The plot under reference is deriving access through 03 nos. of 18.30 mt wide D.P. Road.	A.E. Survey remarks as at page 33 to 37.
7.	Details of D.P. remarks: As per D.P remarks the land under reference is situated in "Residential Zone (R)" and is partly reserved for 02 no of P.G. (part of larger reservation) and Electricity Transmission & Distribution Facility (part of larger reservation)	Noted by L.S.
8.	Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.) to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.	Payment due at this stage will be recovered before issue .
9.	Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation	Noted by L.S.

	Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.	
10.	The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.	Noted by L.S.
11.	The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied, and compliances thereof shall be submitted to this office in time.	Noted by L.S.
12.	Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.	Noted by L.S.
13.	Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.	Noted by L.S.
14.	Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to	Noted by L.S.

	1st rehab building as mentioned below: Plot area up to 4000 sq.mt. → 36 months. Plot area between 4001 to 7500 sq.mt. → 60 months. Plot area more than 7500 sq.mt. → 72 months. In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.	
15.	Developer/ Chief Promoter shall register society of all Eligible slum dwellers to be rehoused under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.	N.C.W. L.S. has stated that the process of registration of society is in progress which may take some time & has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA).
16.	Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.	C.W. at page 189.
17.	Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.	Noted by L.S.
18.	A. Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place.	C.W at pg. 359 to 367.

'A'

	The photo of such notices pasted shall be submitted to concern Ex.Engineer (SRA) with in a period of two weeks from the date of this LOI. B. That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.	C.W at pg. 369 to 371.
19.	The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.	Noted by L.S.
20.	The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.	Noted by L.S.
21.	That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.	Noted by L.S.
22.	That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.	Before issue.
23.	That you shall execute standard format of Individual agreement to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.	Copy of acknowledgement of submission of Agreement to Tahsildar (SRA) enclosed at page 299 to 311.
24.	As per the Circular No. 137 you shall pay charges of identity card of eligible slum dwellers/lottery.	Payment due at this stage will be recovered before issue
25.	As per the circular No. 138, you shall pay the Structural Audit Fees as per the SRA policy.	Payment due at this stage will be recovered before issue
26.	That you shall pay the non-refundable Legal	Payment due at this stage

	charges as per office order u/no. SRA/LA/Office order/126/2016 dtd. 22/02/2016.	will be recovered before issue
27.	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 LOI. 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	C.W. at page 229 to 231. Noted by L.S. The same will be insisted before OCC C.W. at page 233 to 235. The same will be insisted before OCC.

	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.	C.W. at page 377.
28.	That you shall submit and get Layout approved before granting CC to the 2 nd building in the layout.	Noted by L.S.
29	That you shall submit registered undertaking from the Developer for not misusing stilt before granting C.C. to rehab building.	Before issue.
30	That you shall submit registered undertaking for not misusing part terrace / Pocket terrace before granting Further C.C. to sale building.	Before issue.
31	That you shall pay labourcess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.	Payment due at this stage will be recovered before issue
32	That you shall submit MOE&F NOC before granting C.C. beyond 20,000 sq. mt.	Noted by L.S.
33	That you shall submit P.R. Card in the name of developer before C.C. to sale building.	Noted by L.S.
34	That you shall submit concurrence from concerned department of MCGM regarding location, shape and size of sub-plots as against reservation of P.G. before C.C. to sale building.	Noted by L.S.
35	That you shall hand over unencumbered plot of P.G. to the concerned department of MCGM before granting equivalent C.C. to sale BUA.	Noted by L.S.
36	That you shall submit concurrence from concerned department of MCGM regarding	Noted by L.S.

	location and planning of amenity against reservation of Electricity Transmission & Distribution Facility before C.C. to sale building.	
37	That plot falls within 7.50 mt. from the boundary of western express Highway hence you shall submit remarks from concerned department before C.C. to any first building in the layout.	N.C.W. L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA) subject to submission of registered undertaking from developer stating therein that, in case if any deviation is found as per Highway NOC, he will demolish affected part of the constructed plinth of buildings, if required, and make it good at the risk and cost of the developer before issue.
38	That you shall submit remarks from MMRDA as plot falls within influence zone of Metro line before C.C. to any first building in the layout.	N.C.W. L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA) subject to submission of registered undertaking from developer stating therein that, in case if any deviation is found as per Highway NOC, he will demolish affected part of the constructed plinth of buildings, if required, and make it good at the risk and cost of the developer before issue.
39	That you shall submit separate P.R. Card in words and figures before requesting C.C. for last 25% of sale BUA of scheme under reference.	Noted by L.S.

40	That you shall get D.P. Road /Setback land and reservations demarcated from A.E. Survey / E.E. (T & C) / E.E. (D.P.) department of M.C.G.M. before C.C. to any first building in the layout and handed over M.C.G.M. free of cost and free of encumbrance by transferring the ownership in the name of M.C.G.M. duly developed as per municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.	N.C.W. L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA) subject to submission of Registered undertaking from Developer stating therein that, in case of any deviation as per demarcation, Developer will demolish affected part of constructed plinth of building's, if required, and make it good at the risk and cost of the developer before issue.	'D'
41	That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.	N.C.W. L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA).	'E'
42	That you shall submit agreement to lease before asking C.C.	N.C.W. L.S. has requested to insist the same before further CC to building under reference. Same may be allowed if agreed by Ex.Eng.(SRA).	'F'

2. Compliance of IOA dtd. 13/07/2020

Sr. No.	Conditions	Compliances
1	That the Commencement Certificate us/44/69 (1) of the MR & TP Act. Shall be obtained before starting the proposed work.	C.W. at page 15 to 25.
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 roadside drain without obstructing the flow of rain water from the adjoining holding, to prove possession of	N.C.W. L.S. has requested to insist the same before further CC to building under reference. Same may be allowed if agreed by Ex.Eng.(SRA) subject to

	holding before starting the work as per D.C. Regulation No. 38 (27).	submission of registered undertaking from Developer stating therein that in case of any deviation found in open spaces as per demarcation, he will demolish part of the constructed plinth of the buildings, if required, and make it good at the risk and cost of the developer before issue.
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.	C.W. at page 191.
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.	C.W. at page 193 to 227.
5	That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding, the height of the plinth shall be at least 60.00 cm above the high flood level.	Noted by L.S.
6	That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.	Noted by L.S.
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.	Before issue
8	That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.	N.C.W. The slum structure are partly demolished on site. Further in this regards L.S has stated that the existing

		tenants are insisting to obtain plinth C.C. before demolition of their structure. Hence, L.S. has requested to insist the work start notice after demolition of structures and before starting work on site. The same may be allowed if agreed by Ex. Eng.(SRA).
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.	C.W. at page 239.
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.	C.W. at page 245 to 257. Appointment & acceptance letter of labour contractor is at page 345.
11	That the Registered Undertaking from the Developer and Society shall be submitted for the following i. Not misusing part/pocket terrace. ii. Not misusing stilt. iii. Not misusing Refuge Area. iv. To demolish the excess area if constructed beyond permissible F.S.I. v. Handing over setback land free of compensation alongwith the plan.	Before issue
12	The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 49 of DCPR 2034.	Noted by L.S.
13	That you shall submit remarks from Asst. Commissioner of R-N ward for closing/covering of well in the S.R. Scheme.	N.C.W. L.S. has stated that, well is not falling within plinth of proposed Rehab building no. 1 and accordingly requested to insist the same

		before obtaining CC to building which will be proposed on existing well. Same may be allowed if agreed by Ex.Eng.(SRA).
14	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).	
	Sr. No.	NOC's
	1	A.A. & C. 'R/N' Ward
	2	H.E. from MCGM
	3	Tree Authority.
	4	Dy. Ch. Eng. (SWD) - W.S. i) Regarding Internal SWD ii) Regarding Training of Nalla
	5	Dy. Ch. Eng.(S.P.) (P & D).
	6	Dy.Ch. Eng.(Roads)W.S.
	7	P.C.O.
	8	BEST/ TATA/ Adani Energy /MSEB/ Electric Co.
	9	Civil Aviation Authority
		Stage of Compliance
		N.C.W. L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA)
		C.W. at page 347.
		N.C.W. L.S. has stated that proposed plinth work of rehab building no.1 is not affected by trees. Further L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA).
		Before issue.
		C.W. at page 373 to 375.
		Before issue.
		C.W. at page 355 to 357.
		N.C.W. L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA).
		N.C.W. L.S. has requested to insist the same before further CC to building under reference. Same may be

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		allowed if agreed by Ex.Eng.(SRA).	M
10	E.E.(M&E) of MCGM or consultant as per EoDB	N.C.W. L.S. has requested to insist the same before further CC to sale building. Same may be allowed if agreed by Ex.Eng.(SRA)	N
11	E.E.(T&C) of MCGM/parking consultant as per EoDB for Parking Layout	As per EoDB Circular no. 187 dtd. 02/08/2018, Consultant NOC enclosed at page 263 to 279.	
12	CFO from MCGM dept.	C.W. at page 315 to 343.	
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.	C.W. at page 197 to 227.	
16	As per the circular SRA/Eng/2364 of 29.5.2008, it is directed to impose the following for High Rise Building: a. To appoint the Project Management Consultant and third-party Quantity auditor for the supervision and quality audit of high-rise building at various stages. The Project Management Consultant appointed for the scheme shall submit quarterly progress reports to Slum Rehabilitation Authority. b. To insist upon Developer to enter into tripartite 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 High-rise Rehab building. c. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for	Same as LOI condition no. 27 above.	

	record before applying for Occupation Certificate including part O.C. d. To insist the developer to 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 High-rise Rehab/Composite building. e. Entire maintenance 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. To insist upon Developer to get the structural design of buildings having height more than 24m peer reviewed from another registered structural engineer / educational institute. g. 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.	
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From the above it can be seen that L.S. has complied with most of LOI / IOA conditions for grant of Plinth C.C. and balance compliance will be insisted at the stages mentioned therein.

In view of above, Ex. Eng. (SRA)'s approval is requested to

- 'X'
- i) Para sidelined and marked as 'A' to 'N' of above report.
 - ii) Grant plinth C.C. to Rehab building no. 1 as per approved plans dated 23/12/2020.

Submitted for approval please.


3/02/2021
S.E. (SRA)


4/4/21
A.E. (SRA)

E.E. (SRA)

'X' approved as proposed above.


8/02/2021

SE (RN) SRA

P. Na.


8/2/21
SE (RN) SRA