



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai: 400051

Intimation of Approval under Sub regulation of Regulation 33(10) Development Control and Promotion Regulations - 2034 For Grater Mumbai

No. **SRA/ENG/**..... **KW/STGOVT/0050/20170304/C**

Dated: **31 MAY 2021**

Composite Building

To **M/s. M.H.Labhkarla Construction**

**101, Green Diamond, Adarsh Nagar,
Near Oshiwara Park, New Link Road,
Jogeshwari(W), Mumbai-400 102.**

With reference to your Notice, letter u/no. **2362** dated **18/01/ 2021** and delivered on **18/01/ 2021** and the Plans Sections Specifications and Description and further particulars and details of your building at **CTS No.1-A(pt), 34(pt), 39(pt), 40(pt), 41(pt) of Village Oshiwara , Andheri (W), Mumbai-400 102 For "Madani SRA CHS (Prop.)"**.

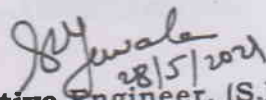
furnished to me under your letter, dated **18/01/ 2021** I have to inform you that the proposal of construction of the building of work proposed to be erected or executed is hereby approved under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall 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 DCPR-2034 Regulation No. 37 (24).
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS 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 any time before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of 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


28/5/2021
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 Dy.Ch. 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 Suburbs 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

- 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 plinth shall be atleast 60.00 cm. above the high plinth level.
- 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.
- 7) That the regular/sanctioned /proposed lines and reservation shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G.M. /D.I.L.R. before applying for C.C.
- 8) That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 9) That the certified true copy of the agreements with the photographs of at least 51% eligible slum dwellers and general body resolution of registered society shall be submitted before C.C.
- 10) 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 or whenever demanded by the Executive Engineer (SRA).
- 11) That the requisite premiums/deposits as per Circular No.7 vide SRA/1372/dated 25-11-97 etc. shall be paid before asking for C.C.
- 12) That you shall submit layout and get the same approved before obtaining approval of the Composite Bldg.
- 13) That the conditions of Letter of Intent shall be complied with before C.C.
- 14) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labors to cover the compensation. The compliance of same shall be intimated to this office.
- 15) That the setback handing over certificate shall be obtained from Asstt. Commissioner K/W Ward of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C. of last 25% development in the scheme.
- 16) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. shall be submitted. An undertaking regarding no nuisance caused to the occupiers shall also be submitted before requesting for C.C.

- 17) That the development charges as per MRTP Act shall be paid before issue of plinth C.C.
- 18) That the Reg. u/t. in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
- 29) That you shall obtain the permission for construction of the temporary transit accommodation from the office of the CEO (SRA) along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp with date of their displacement from their existing huts shall be submitted before asking C.C. for Composite building.
- 20) 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 the terrace at any time in future.
 - iii) Demolish the excess area if constructed beyond permissible F.S.I.
 - iv) Handing over setback land free of compensation along with the plan.
- 21) That you shall appoint Third Party Quality Auditor with prior approval of Dy.Che.Eng.(S.R.A.)/E.E.(S.R.A.) for supervision of S.R. Scheme.
- 22) That you shall appoint the Project Management Consultant with prior approval of Dy.Che.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.
- 23) That you shall pay maintenance deposit at the rate of 40,000/- per tenement as decided by the authority from time to time. The infrastructure charges at the rate of 2% of SDRR of prevailing date of issue of LOI shall be paid.
- 24) That you shall submit the NOCs and final compliance, as applicable from the following concerned authority.
 - (1) A.A. & C
 - (2) H.E.
 - (3) Tree Authority
 - (4) Dy. Ch. Eng. (SWD) W.S.
 - (5) Dy. Ch.E. (S.P.) (P & D)
 - (6) Dy. Ch.Eng. (Roads) W.S.
 - (7) P.C.O.
 - (8) B.S.E.S/Reliance Energy/Electrical Co.
 - (9) M.T.N.L. - Mumbai

- 25) That you shall submit the phase wise programme for development of infrastructure works, reservations, amenities, etc. in the layout while approving the layout and same shall be developed accordingly.
- 26) That you shall not reduce front open space less than 2.5 mtr. at any floor level due to proposed elevation features.
- 27) That you shall submit an Indemnity Bond thereby indemnifying SRA & its officers from any litigation arising thereof in future due to the ownership dispute of the plot under reference.
- 28) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCPR 2034 amended up to date.
- 29) 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.
- 30) That you shall get the plot boundaries demarcated from City Survey Officer (SRA) before starting the work as per D.C. Regulation No. 37 (24), 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 Composite building.
- 31) As per Circular No. 105, it is mandatory to obtain NOC from Dy. Collector (SRA) for the following:
 - i) The developer has to issue a letter to individual non eligible slum dwellers thereby informing that "individual non-eligible slum dwellers have to submit their appeal to the Appellate Authority within 90 days from the receipt of the letter from the developer and obtain acknowledgement from individual slum dwellers".
 - ii) The individual non-eligible slum dwellers have to apply within 90 days from the date of receipt of the letter from the developer regarding their appeal to the Competent Authority for deciding their eligibility in the S.R. Scheme.
- 32) That you shall submit structural design submitted by structural consultant on record shall be got vetted from the registered structural consultant before issuing plinth C.C. of Composite building.

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 from the sub. Engineer (S.R.A.).
- 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 society of slum dwellers shall be got registered.
- 4) 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.
- 5) That you shall submit separate P.R. Card in words for the buildable & non buildable reservation in the name of MCGM / user dept.
- 6) That you shall restrict the BUA meant for sale in the open market & BUA of rehabilitation as per the scheme parameters.
- 7) That NOC from Civil Aviation Authority shall be submitted.
- 8) That NOC from CFO shall be submitted.
- 9) That NOC from E.E (T&C) shall be submitted.

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 developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (K/W.)/E.E. (SWD) 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 10'-0" 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 leveled 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. (SWD) 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/soak 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 stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 17) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 18) That the single P.R. cards for the amalgamated plot shall be submitted.
- 19) That layout R.G. shall be developed as per D.C. Regulation 2034.
- 20) That the N.O.C. from the A.A. & C. K/W ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

- 21) That extra water and sewerage charges shall be paid to A.E.W.W. K/W Ward of M.C.G.M. before O.C.C
- 22) That the D.P. Reservation/D.P. Road/set back admeasuring 323.02 sq.mtr. shall be handed over as per Municipal Specification & transferred in the name of MCGM, a certificate to that office shall be submitted from concerned authority.
- 23) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 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 building.
- 25) That you shall display bilingual sign boards on site & painting of SRA logo on rehab bldgs. As per circular no. SRA/Admin/Circular no. 64/569/2004 dtd. 14-10-2004.
- 26) That you shall have to maintain the Rehab/Composite Bldg. for a period of 3 years from the date of granting occupation to the Rehab/Composite Bldg. The security deposit / bank guarantee deposited with the SRA will be released thereafter.
- 27) That you shall submit tri-partite agreement between society, developer and electro mechanical maintenance company for maintaining electro mechanical equipment in rehab wing. for a period of 10 years from date of O.C. and copy of agreement shall be submitted to this office.
- 28) That the detect liability period of Rehab/Composite Bldg. will be 10 years & for any repair/rectification as required during this period will be liability of developer for which B.G & deposit of the developer will be withheld with SRA.

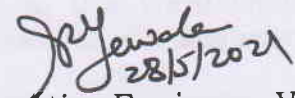
D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.
- 2) That you shall have to maintain the Rehab/Composite Bldg. for a period of 3 years from the date of granting occupation to the Rehab/Composite Bldg.
- 3) That you shall have to maintain 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.

- 4) That the Amenity tenements i.e. 01 no. of Balwadi, 01 no. of Welfare Centre, 01 no. of Society Office shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite Bldg.

NOTES:

1. That C.C. for sale wing shall be controlled in a phase wise 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.


28/5/2021

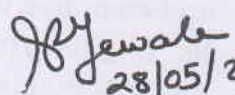
Executive Engineer -V
Slum Rehabilitation Authority

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 construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted along with 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 construction 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 carriage 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. at least 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized 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 depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, 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 above said conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from Licensed Structural Engineer.
- (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 space 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.

the building should be consolidated in

- concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq. mt 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 Dy.Ch.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 tenant.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase program 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 promotion.
 - (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 overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50 meter.
 - (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever 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 right 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 plains glass for coping over compound wall.
 - (29) If the proposed addition is intended to be carried out on old foundations and structures, will do so at your own risk.


28/05/2021
Executive Engineer, (S.R.A.)