

SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Regulation No. 2.2, 2.6 & 14.7

Intimation of Approval under ~~Sub regulation 2.3 of Appendix IV~~

~~of D.O.R. No. 35 (10) Dt. 15.10.97 of Brihanmumbai~~

~~of UDCPR-2020 Dt. 02/12/2020 of Maharashtra State~~

No. SRA / ENG / 034/SEC-4/STGOVT/AP

18 JUN 2021

Sale Building with Parking Tower 1 & 2

To, M/s. Jagdale Infrastructure Private Limited

Jagdale Group, Next to Dosti Vihar, off. Pokharen Road No. 1,

Thane (W) 400 6063

With reference to your Notice, letter No. 20 dated 08/01/2021 and delivered on 08/01/2021 and the plans, Sections, Specifications and Description and further particulars and details of your building at Plot Bearing S. No. 506 Gandhi Nagar, Pokharen Road No. 2, Village - Panchpakhadi, Thane (W)

furnished to me under your letter, dated 08/01 2021 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 UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/. 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. 30 (27) Regulation No. 9726 UDCPR-2020.
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI.D.C. of Regulation 5(3) (ix) shall be submitted by him. UDCPR Regulation No. C-4 UDCPR - 2020.
- 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 _____ 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


 Executive Engineer, (S.R.A.)

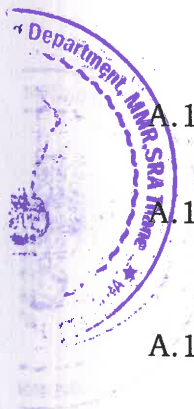
SPECIAL INSTRUCTIONS

- (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~~ ^{Thane} 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~~ ^{Thane} 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.



- A.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 at least 60.00 cm. above the high plinth level.
- A.6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- A.7) That the internal drainage layout shall be submitted & got approved from Executive Engineer, Drainage Department, TMC and the drainage work shall be executed in accordance with the approved drainage layout.
- A.8) That the existing structure proposed to be demolished shall be demolished with necessary phase programme by executing agreement with eligible slum dwellers.
- A.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.
- A.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.
- A.11) That the Registered Undertaking from the Developer shall be submitted for the following.
- i) Not misusing part/pocket terrace/free of FSI areas.
 - ii) Not misusing stilt/podiums/parking area.
 - 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 along with the plan
- A.12) The Structural designs and the quality of materials and workmanship shall be strictly as per ISC Code 1893 & 4326.
- A.13) That you shall incorporate a clause in Sale Agreement to be executed in between you & prospective buyers stating therein that they shall not complaint about inadequate sizes of sale tenement.
- A.14) That the sale C.C. shall be released as per the co-relation between Rehab and Sale BUA.




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- A.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, fire engine loads, precautions for submerged structural members as well as under the supervision of Architect and Licensed Site Supervisor.
- A.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.
- A.17) That the U.G. Tank shall be designed with "AA" class loading to bear the load of fire tender.
- A.18) That the Indemnity bond indemnifying the CEO (M.M.R.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.
- A.19) 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.
- A.20) That you shall submit remarks from Asst. Commissioner of concerned prabhag samittee of TMC for closing/covering of well in the S.R.Scheme.
- A.21) The NOC from Chief Fire Officer Shall be submitted before C.C.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:-

- B.1) That a plan showing the dimensions of the plinth and available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concern Sub. Engineer (M.M.R.S.R.A.).
- B.2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Licensed Structural Engineer.
- B.3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- C.1) All the condition of Letter of Intent shall be complied with before asking for full occupation certificate of sale/composite building.
- C.2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- C.3) That some of the drains shall be laid internally with G.I. pipes.



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- C.4) That you shall develop the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specification of TMC and the completion certificate shall be obtained from E.E. (Road Construction), TMC as per remarks.
- C.5) That carriage entrance over existing SWD shall be provided and compensation for same shall be paid to TMC before requesting occupation.
- C.6) That the surface drainage arrangement shall be provided in consultation with E.E.(SWD), TMC or as per his remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- C.7) That the requirements from the M.T.N.L./ Concerned electric Supply Co. shall be obtained and complied with before requesting occupation permission.
- C.8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- C.9) That 10'-0" wide paved pathway up to staircase shall be provided.
- C.10) 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.
- C.11) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- C.12) That the drainage completion Certificate from concerned Authority for provision of septic tank/soak pit/STP shall be submitted.
- C.13) That stability Certificate from structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- C.14) That layout R.G. shall be developed as approved by MMRSRA.
- C.15) That completion certificate from C.F.O. shall be submitted.
- C.16) 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.
- C.17) That completion certificate from Tree Authority of TMC shall be submitted.
- C.18) That the set back area shall be handed over as per Municipal specification & transferred in the name of TMC a certificate to that office shall be submitted from concerned authority.
- C.19) That the N.O.C. from the A.A. & C., TMC shall be obtained and the requisitions, if any shall be complied with before requesting for full O.C.C.
- C.20) That the rain water harvesting system should be installed/provided as per the provisions of the directions of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions at all the times, failing which penalty of Rs.1000 per annum for every 100Sq.mt. of built up area shall be leviable.




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- C.21) That the dustbin shall be provided as per requirement.
- C.22) That the name plate/board showing plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- C.23) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- C.24) That you shall submit the receipt for handing over of buildable/non-buildable reservations before requesting full OCC of sale bldg.

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

- D.1) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.
- D.2) 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.
- D.3) That the Amenity Tenements shall be handed over within 30 days from the date of issue of OCC of Rehab/Composite bldg.

NOTES :

- 1) That C.C. for sale building shall be controlled in a phase wise manner as decided by Hon.CEO (MMR,SRA) in proportion with the actual work of rehabilitation component as per Circular No.172 & 192
- 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 (MMRSRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.


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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 ~~Water Officer of M.C.C.M.~~ **Asst. M.C.C.M. Officer** with the required deposit for the construction of carriage entrance over the road side drain.
D.Y.C.P. W.S. Dept. T.M.C.
- (6) The owners shall intimate the ~~Hydraulic Engineer of M.C.C.M.~~ **Asst. M.C.C.M. Officer** or his representative in wards of ~~M.C.C.M.~~ **T.M.C.** at least 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 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 ~~Water Officer of the area.~~ **Asst. M.C.C.M. Officer**
- (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.C.M.~~ **M.C.C.M.** and as per the terms and conditions for sanction to the layout.
W.S. Dept. T.M.C.
- (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.C.M.~~ **M.C.C.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.

M.M.P. S.A. Theme
* VIRA *

- (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 :
- Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - 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 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 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.

Copy Forwarded to

- 1) Architect/Lic. Service
- 2) Owner/Society
- 3) Asst. Munc. Comm () Ward
- 4) A.D.T.P., M.C.,
- 5) District Collector



Executive Engineers, (S.R.A.)

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Mumbai Metropolitan Region
Slum Rehabilitation Authority, Thane