



SLUM REHABILITATION AUTHORITY

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

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai.

No. ~~SRA-ENG~~ / K-E/MCGM/0002/19931217/Sale-1

30 SEP 2020

To, Sale Building No.01

Shri. V.M.Shah of M/s. HUBTOWN Ltd.

Plaza Panchsheel, 'A' Wing, 5th Floor, Huges Road,

Behind Dharam Palace, Grant Road (W),

Mumbai-400 007.

With reference to your Notice, letter No. 4859 dated 11/08/2020 and delivered

on 11/08/2020 and the plans, Sections, Specifications and Description and further particulars

and details of your building at CTS No.345(pt) to 348(pt), 350(pt), 352(pt) to

357(pt), 358, 359(pt), 360(pt), 361, 362(pt), 363(pt), 364-B(pt) &

371(pt) of Village Mogra in Jogeshwari (E) For Harinagar Shivajinagar

furnished to me under your letter, dated 11/08/2020 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 u/s. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.

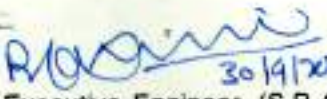
A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. 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 _____ 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


30/11/2020
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 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 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 flood level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. 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 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.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 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.
- 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.
- 11) That the Registered Undertaking from the Developer shall be submitted for the following
 - i) Not misusing stilt.
 - ii) Not misusing the entrance passage.
 - iii) Not misusing Refuge Area.
 - iv) To Demolish the excess area if constructed beyond permissible F.S.I.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) 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	Stage of Compliance
1	A.A & C 'H/W' Ward	Before C.C.

K-E/MCGM/0002/19931217/Sale-1

2	H.E. from MCGM	Before C.C.
3	Tree Authority	Before C.C.
4	Dy. Ch. Eng. (SWD)- W.S. Regarding Internal SWD	Before C.C.
5	Dy.Ch.Eng.(S.P.) (P & D)	Before C.C.
6	Dy. Ch. Eng.(Roads)-W.S.	Before C.C.
7	P.C.O.	Before Further C.C.
8	BEST/ TATA/ Reliance Energy /MSEB/ Electric Co. for meter room	Before Further C.C.
9	CFO	Before C.C.

- 14) 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.
- 15) 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. and you & your concerned team shall be responsible for safety.
- 16) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey) / E.E. (T. & C.)/E.E. D.P./DILR before applying for C.C.
- 17) That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any 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.
- 18) 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.
- 19) 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.
- 20) That you shall get the plot boundaries demarcated from City Survey Officer (SRA) 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

K-E/MCGM/0002/19931217/Sale-1

removal/cleaning of structures on plot before requesting C.C of composite building.

- 21) 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.
- 22) 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.
- 23) That you shall pay 1% cess of total cost of construction (excluding land cost) as per Circular No. 130 before issue of plinth C.C.
- 24) That the work shall not carried out between 10.00 pm to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provisions of notification issued by Ministry of Environment & forest Department.
- 25) That you shall submit the well covering permission from PCO MCGM department.
- 26) That structural stability of the building from License Structural Engineer shall be submitted.

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 & certified by the concerned Sub Engineer (SRA).
- 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 and Structural Engineer, stage wise on quality of work carried out shall be submitted by Architect.
- 4) That the N.O.C. from Civil Aviation Department shall be submitted in this office for the proposed height of the building.