

SALE

121

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

ISSUED

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

10 MAR 2006

No. SRA / ENG / ...377/PS/PL/AP.....

To,

M/s. Kunjan Planners Pvt. Ltd.

Rolex House, S. V. Road, Near old Police Station Malad (W) Mumbai- 64

With reference to your Notice, letter No. 4797 dated 4/1/1998 200 and delivered
on 4/1/1998 200 and the plans, Sections, Specifications and Description and further particulars
and details of your ^{Sale} building ~~at~~ No. 3 on plot bearing CTS. No. 620A/1-4(pt)
620-c & 657 of Village Malad (E) at off D.K. Vaidya Marg,
Goregaon (E)

furnished to me under your letter, dated 16/11/ 200 ⁵ 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. 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.

....2a/-

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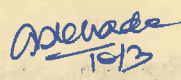
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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the 09 day of 06 2006 but not so as to contravene 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


8/3/06
S.E. (S.R.A.)


9/3/06
A.E. (S.R.A.)


10/3
Executive Engineer, (S.R.A.)

O/K

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.

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- 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 atleast 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 the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.
- 10) That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 11) 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).
- 12) That the requisite premiums/ deposits as per Circular No.7 vide SRA/1372/dated 25-11-97 etc. shall be paid before C.C.
- 13) That the true copy of the revised sanctioned layout/subdivision / amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.
- 14) That the N.O.C. from Dy. Collector (SRA) shall be submitted.
- 15) The fresh leases agreement under S.R.A. Scheme with MHADA shall be got executed before asking for C.C. For sale building or sale

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wing of composite Bldg. and the copy shall be submitted to the office.

- 16) That the conditions of Letter of Intent shall be complied with before C.C.
- 17) That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/Developer.
- 18) That the Reg.u/t and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asstt. M. C. 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.
- 19) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.
- 20) 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.
- 21) That the encroachment on the alignment of 13.40 mts. D.P.Road shall be got cleared.
- 22) That N.O.C. from E.E. (T & C) of M.C.G.M. shall be submitted.
- 23) That NOC from P.C.O. P/S Ward shall be submitted.
- 24) That the ULC NOC shall be submitted.
- 25) That you shall obtain the permission for construction of temporary transit accommodation from the office of the CEO (SRA) along with the phase development programme and the list of 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 rehab building.

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

- 1) That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.

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- 2) 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.).
- 3) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 4) That the society of slum dwellers shall be got registered.
- 5) 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 IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) That the some of drains shall be laid internally with C.I. pipes.
- 2) That 108 Nos. of tenements for P.A.P. with carpet area each of sq.ft. As per letter of intent of E.E. (SRA) under reference No. SRA/ChE/115/PS/PL/LOI shall be handed over before asking for occupation/B.C.C. to the last rehabilitation building in the layout.
- 3) 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. (R.C.)/E.E. (SWD) before submitting building completion certificate.
- 4) That the dustbin shall be provided as per requirement of this office.
- 5) That carriage entrance shall be provided before starting the work.
- 6) 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.
- 7) That the requirements from the M.T.N.L. and B.S.E.S./M.S.E.B. shall be obtained and complied with before asking occupation permission.
- 8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.

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- 9) That the existing well shall be covered with R.C.C. slab/jally.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) 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.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 14) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 15) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 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, 1991.
- 20) That the N.O.C. from the A.A. & C. P/S 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. P/S Ward of M.C.G.M. before O.C.C.
- 22) That the D.P. Reservation of P.G. admeasuring 1265.95 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.

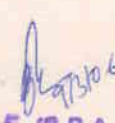
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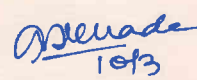
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- 23) That the D. P. Reservation of education complex admeasuring 1214.19 sq.mtr. shall be handed over as per Municipal Specification & transferred in the name of MCGM a certificate to that office shall be submitted from concerned authority.
 - 24) That the set back admeasuring 165.31 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.
 - 25) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
 - 26) That completion certificate from C.F.O. shall be submitted.
 - 27) 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.
- 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.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
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 office of CEO (SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.


SRA (S.R.A.)

AE (S.R.A.)
o/c


Executive Engineer - III
Slum Rehabilitation Authority

NOTES

- (1) The work should not be started unless objections A1 to A25 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 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. atleast 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 Ward Officer of the area.
- (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.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.
- (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.

- (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 :
 - (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.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) 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.

ISSUED

10 MAR 2006

Recd
2- Copies
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S.E. (S.R.A.)

7/3/06
A.E. (S.R.A.)

O/C

Executive Engineers, (S.R.A.) III

Copy Forwarded to

- 1) Lic Surveyor
- 2) Owner
- 3) Asstt. Munc. Comm. (P/S) Ward
- 4) A.D.D.C.B.S.D./Sub. Divisional Officer
Tahsildar Officer B.S.D./Dy. Coll. (SRA)
- 5) Dy. Ch. E. (D.P.) I
- 6) A.E.W.W. P/S Ward
- 7) A. A. & C. P/S Ward

3/3/06
S.E. (S.R.A.)

7/3/06
A.E. (S.R.A.)

O/C

Executive Engineer III
Slum Rehabilitation Authority