



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

29 SEP 2017

No. ~~GRA~~/ENG/KE/MCGM/0026/20050616/ML/PL/AP

To,

SALE BLDG.No.1

✓ M/s. Omkar Ventures Pvt.Ltd., Omkar Realtors Andheri Project
Pvt.Ltd., M/s. Nirman Realtors Pvt.Ltd., M/s. Golden Age
Infrastructure & M/s. Vimal Associates.
Omkar House, Off Eastern Express Highway, Opp.Sion Chunabhatti
Signal, Sion East, Mumbai-400 022.

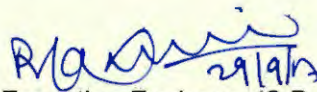
With reference to your Notice, letter No. 1677 dated 07/09/2017 and delivered on 07/09/2017 20 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS Nos.3 of Village Ismailia, CTS Nos.324, 325, 326, 327(part), 327/1 to 4, 328/1 to 4 of Village Mogra, CTS Nos. 135(pt), 135/1 to 25, 135/27 to 29, 135/31 to 93, 135/99 to 141, 135/143 to 212, 135/219 to 242, 135/247 to 297, 135/316 to 318, 135/332 to 335, furnished to me under your letter, dated 07/09/2017 20 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.

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 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.

* 135/348 to 354, 136(pt), 136/1 to 45, 136/49 to 78, 136/80 to 93, 136/95 to 146, 137(pt), 137/1 to 17, 137/19 to 62, 137/140 to 154, 138(pt), 138/1 to 139, 138/159, 138/240 to 253, 139(pt), 139/210(pt), 139/212(pt), & 213(pt), 139/326(pt) & 327(pt), 137/360 to 375, 137/394 to 473, 137/662, 140(pt), 140/10(pt), 140/35, 140/36(pt), 140/37 to 42, 140/51(pt), 140/53 & 54(pt), 55 & 56, 140/61(pt) & 62, 140/64(pt) & 65(pt), 140/66, 67(pt) & 68(pt), 140/69 to 87, 140/91, 140/93 to 97, 140/98(pt) & 99(pt), 140/100, 140/102 to 152, 140/157 to 160, 140/161(pt), 140/162 to 172, 140/173(pt), 179(pt), 192(pt) & 196(pt) of Village Majas, 140, 140/1 to 551 of Village Majas III, CTS Nos. 141(pt), 141/1 & 3, 141/5 to 14, 141/51 & 52, 141/60 to 85, 141/93 & 94, 141/127 to 135, 141/139 to 221, 141/223(pt), 225(pt) & 227(pt), 141/228 to 331, 141/378, 142(pt), 142/1 to 13, 142/21 to 91, 142/93 to 103, 142/106 to 115, 142/126 to 128, 142/139 to 143, 144(pt), 144/1 to 32, 145(pt), 145/1 to 28, 145/36 to 60, 145/65 to 75, 145/78, 145/80 to 85, 145/87, 145/108 to 111, 145/165 to 168, 145/192 to 203, 145/226 to 241, 145/251 to 339, 146(pt), 146/25 to 33, 146/35 to 41, 146/58 to 68, 146/73 to 75, 146/82 & 84, 146/86 to 284, 147(pt), 147/26 to 218, 148, 148/1, 149, 150, 150/1 & 2, 151, 151/1 to 4, 152, 152/1 to 4, 153, 153/1, 154(pt), 155/B of Village Majas & Non Slum partly encroached Land bearing CTS Nos. 346, 346/1 to 6, 347, 349, 349/1 & 2, 350, 351, 351/1, 352, 352/1 & 2 & 431 of Village Mogra under the provisions of Regulation no. 33(10) of D.C. Regulations 1991, amended up-to date for "Jogeshwari Shivdarshan C.H.S. Ltd. and 25 other Societies".

- 1) That the Commencement Certificate u/s. 44/69 (1) of M.R. & T.P. Act.1966, shall be obtained before starting of proposed work.
- 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 Regulation no. 38(27) of D.C. Regulations 1991, amended up-to date.
- 3) That the Structural Engineer shall be appointed and the supervision memo as per Appendix-XI of Regulation no. 5(3)(ix) of D.C. Regulations 1991, amended up-to date.
- 4) That the structural design and calculations for the proposed work accounting system analysis as per relevant I.S. Code along with plan shall be submitted before C.C.
- 5) That the minimum plinth height shall be 15 cm./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. The 70% agreements of the eligible slum dwellers shall be submitted before requesting for C.C.
- 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 Developers and Society shall be submitted for the following

- i. Not misusing **Part/Pocket terrace/Covered pocket** Area.
 - ii. Not misusing **Stilt/part stilt/podium**.
 - iii. Not misusing **Chhajja**.
 - iv. Not misusing the **stilt portion** which is not meant for parking
 - v. Not misusing **Refuge Area**.
 - vi. Not misusing the **Space for Society** Office.
 - vii. Not misusing the **fitness center** and handing over to Society.
 - viii. To demolish the **excess area** if constructed beyond permissible F.S.I.
 - ix. Handing over **setback/ D.P. road** land free of compensation along with the plan.
 - x. To pay the **difference in premium** paid.
 - xi. Not misusing the **entrance lobby**.
 - xii. Not misusing the **greater height** of stilt except for purpose of parking.
 - xiii. Not misusing the **Servant Toilet**.
 - xiv. Not misusing the **Service duct** area.
 - xv. Not misusing the **Electrical Meter** room.
 - xvi. To incorporate condition in the agreement for sale with prospective buyers of flats not to hold SRA responsible against **any litigations** arising from prospective buyers regarding in adequacy of size of habitable rooms.
- 12) That the Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation no. 45 of D.C. Regulations 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. 'K/East'-Ward	Before Plinth C.C. of Sale building
2	H.E. from MCGM	Before Plinth C.C.
3	Tree Authority	Before Plinth C.C.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City	
	i) Regarding Internal SWD	Before Further CC.
	ii) Regarding Training of Nalla.	Before Plinth C.C.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth CC.
6	Dy.Ch.Eng.(Roads) E.S./W.S./City	Before Plinth CC.
7	P.C.O.	Before Plinth CC.
8	BEST / TATA / Reliance Energy /	Before Further CC.