

	MSEB / Electric Co.	
9	NOC's from MTNL-Mumbai regarding required area & location for installation of telephone concentrators room.	Before OCC of Sale bldg.
10.	Civil Aviation Authority	Before Plinth CC.
11.	E.E. (M&E) of MCGM	Before Further CC/OCC of Bldg.
12.	E.E. (T&C) of MCGM for Parking Layout	Before Plinth CC.
13.	CFO	Before Plinth CC.
14.	MOEF if required	Before C.C. beyond 20,000 Sq.m. Constructed area

- 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 and your concerned team shall be responsible for safety.
- 16) That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Department of SRA.
- 17) That you shall obtain the demarcation of 9.15 & 13.40 mtr. wide proposed re-aligned D.P. Road / D.P. road and D.P. Reservation of PH, RR-2.2, RR-2.1 & DR-1.1 etc. as per LOI condition No.27.
- 18) That you shall submit remarks / NOC / concurrence from the competent Authority i.e. MCGM regarding re-alignment of proposed D.P. Road before allowing C.C. of building which is affected by D.P. Road prior to re-alignment at site or before C.C. to last sale building in the layout as per LOI condition no.28.
- 19) That the ownership remarks shall be obtained from CTSO (SRA) and to complete the land acquisition process for land which is reflected as private for issue of C.C.
- 20) That the conditions of LOI which are required to be complied with before requesting for C.C. shall be complied with before issue of Commencement Certificate.
- 21) That the Land premium as applicable for the S.R.Scheme implemented on Government/MCGM/MHADA land etc. shall be paid as per SRA Circular no. 114 dated 19.07.2010.

- 22) That you shall pay the Development Charges separately for Sale Built-up area as per provisions of clause 124E of M.R.& T.P. Act. 1966, amended up-to date.
- 23) That you shall pay the Labour Cess payment, Premium for deficiency in open space, Staircase Lift, Lift Lobby area premium as applicable.
- 24) That the development permission /concurrence /NOC from MCGM shall be obtained in respect of location of PH plot to be handed over to MCGM before requesting for C.C.
- 25) That the NOC from Civil Aviation authority shall be before issue of further C.C. beyond permissible height for Sale building under reference in the S. R. scheme.
- 26) That in case the proposed D.P. roads & widening to the existing road is not sanctioned as per RDDP-2034, the Architect will incorporate those roads in the Layout on post sanction of RDDP-2034 and revised plans will be approved.
- 27) That the reservation of Public Housing (PH) shall be developed and shall hand over 40% land along with 50% built-up area to MCGM. The necessary concurrence from MCGM shall be obtained.

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/ License Surveyor 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 up-to plinth level/stilt level shall be submitted from the License Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect/ License Surveyor, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) That you shall submit the NOC from E.E. (M & E) of MCGM for mechanical ventilation in the basement.
- 5) That you shall submit the approval from Electric Supply Co. for the proposed Electric Sub Station.

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

- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM and submit the completion certificate from E.E. (Road Construction) as per the remarks. The said D.P. road area shall be handed over to MCGM as per demarcation by transferring the ownership in the name of MCGM before requesting for C.C. for balance 25% BUA/FSI of Sale Component.
- 5) That you shall develop the D.P. Reservations as per specifications of MCGM as per demarcations and shall be handed over to MCGM by transferring its ownership in the name of MCGM before requesting for C.C. for balance 25% BUA/FSI of Sale Component.
- 6) That the dustbin shall be provided as per requirement.
- 7) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 8) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 9) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied with before asking occupation permission.
- 10) That the Architect / License Surveyor shall submit the debris removal certificate before requesting for occupation permission.
- 11) That 10'-0" wide paved pathway up to staircase shall be provided.
- 12) 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.
- 13) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 14) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 15) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.

- 16) That the laminated stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 17) That the single P.R. card for the amalgamated plot and separate P.R. card for subdivided plot shall be submitted.
- 18) That layout R.G. shall be developed as approved by SRA.
- 19) That the N.O.C. from the A.A. & C. 'K/East' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 20) That completion certificate from C.F.O. shall be submitted.
- 21) 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.
- 22) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 23) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 24) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale building or before requesting for C.C. for balance 25% BUA/FSI of Sale Component.
- 25) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/4307/396/CR-124/2007/UD-11 dated 06/01/2007 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

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 building for a period of 3 years from the date of granting occupation to the rehab 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. 57 nos. of Balwadi, 57 nos. of Welfare Centre, 57 no. of Society Office shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg./ Sale building.
- 5) That the registration of the society shall be submitted after obtaining occupation & allotment to eligible slum dwellers.