



SLUM REHABILITATION AUTHORITY

No. KE/MCGM/0026/20050616/ML/PL/AP/S1

Date : 13 DEC 2018

To,

Shri. Anand V. Dhokay of
M/s. Anand V. Dhokay Architect & Designer
F-63, "Palm Acres", Mahatma Phule Road,
Mulund (East), Mumbai-400 081.

Sub : Approval of Amended Plans for proposed **Sale Building No. 1** in the amalgamated S.R. Scheme on land bearing C.T.S. Nos. 3 of Village Ismalia, CTS Nos. 324, 325, 326, 327(part), 327/1 to 4, 328/ 1 to 4 of Village Mogra, CTS Nos. 135(part), 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, 135/348 to 354, 136(part), 136/1 to 45, 136/49 to 78, 136/80 to 93, 136/95 to 146, 137(part), 137/1 to 17, 137/19 to 62, 137/140 to 154, 138(part), 138/1 to 139, 138/159, 138/240 to 253, 139(part), 139/210(part), 139/212(part) & 213(part), 139/326(part) & 327(part), 137/360 to 376, 137/394 to 473, 137/662, 140(part), 140/10(part), 140/35, 140/36(part), 140/37 to 42, 140/51(part), 140/53 & 54(part), 55 & 56, 140/61 (part) & 62, 140/64(part) & 65(part), 140/66, 67(part) & 68(part), 140/69 to 87, 140/91, 140/93 to 97, 140/98 (part) & 99(part), 140/100, 140/102 to 152, 140/157 to 160, 140/161(part), 140/162 to 172, 140/173(part), 179(part) 192(part) & 196(part) of Village Majas, 140, 140/1 to 551 of Village Majas III, CTS Nos, 141(part), 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 (part), 225(part) & 227(part), 141/228 to 331, 141/378, 142(part), 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(part), 144/1 to 32, 145(part), 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(part), 146/25 to 33, 146/35 to 41, 146/58 to 68, 146/73 to 75, 146/82 & 84, 146/86 to 284, 147(part), 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 (part), 155/B of village Majas and 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 Shivadarshan C.H.S. Ltd. and 25 other Societies**".

Reference : Your letter dated 18/09/2018.

Sir,

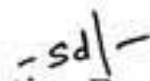
With reference to above, the amended plans submitted by you for the Sale building no. 1 is hereby approved by this office subject to following conditions:

1. That conditions of the IOA for Sale Building no. 1 issued under no. KE/MCGM/0026/20050616/ML/PL/AP/S1 dated 29/09/2017 shall be complied with.
2. That the revised Structural designs and calculations for the proposed work as per relevant I.S. Code along with the plans shall be submitted.
3. That the revised Drainage approval shall be obtained as per the amended plans.
4. That the C.C. shall be re-endorsed as per amended plans.
5. That all the conditions of Letter of Intent issued under No. SRA/ENG/1115/ML/PL/LOI dated 19.01.2017 & 17.05.2017 shall be complied with.
6. That the changes proposed shall be shown on the canvas plans to be submitted at the time of O.C.C.
7. That the revised CFO NOC as per the amended plans shall be submitted before further C.C. for the Building under reference.
8. That the NOC/Remarks from Executive Engineer (T & C) of MCGM shall be submitted.
9. That the NOC from Executive Engineer (M & E) of M.C.G.M shall be submitted before further C.C.
10. That the revised Civil aviation NOC shall be submitted to this office as per amended plans.
11. That all the conditions and directions specified in Hon'ble Supreme Court order i.e. as per SLP (civil) No. D23708/2017 dated 15/03/2018 in case of dumping ground shall be complied with before starting any construction work.
12. That adequate safeguards shall be employed in consultation with SWM department for preventing dispersal of parties through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
13. That the construction and demolition waste shall be handled and transported to the designated unloading site i.e. Site Survey No. 208 (New 4/3) of Village Bhayandarpada (Ovala), Taluka- Thane, District- Thane as approved by E.E.(SWM) vide NOC dated 15/06/2018 and comply with all the conditions mentioned in the said NOC.
14. That the work shall not be 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 provision of Notification issued by Ministry of Environment & Forest Department.
15. That the Registered undertaking from the Developers shall be submitted for the following:

- i. That the Basement and Podium proposed in Front open space will be demolished if required for further road widening if any in future.
- ii. That the Co-op. Housing Society of the members of the Sale building will be formed & registered and that the Fitness Centre will be handed over to society before granting full C.C. to Sale tower.
- iii. That the Fitness center will be for captive use of society members without its commercial exploitation to outsiders & against the misuse of the same.
- iv. That the user of Convenience shops will be finalized as per provisions of Regulation no. 2(3)(20) of D.C. Regulations 1991, amended up-to date.
- v. That the Entrance lobby on the 1st floor level will not be misused in future.
- vi. That the Elevation feature proposed will not be misused in future.

One set of amended plans is returned herewith as a token of approval.

Yours faithfully,


Executive Engineer -I
Slum Rehabilitation Authority

Copy to :

- ✓ 1. Developers :- M/s Omkar Ventures Pvt. Ltd. & others
2. A.C. 'K/East' Ward.
3. A.E.W.W. 'K/East' Ward.
4. A.A. & C. 'K/East' Ward.

For information please.


Executive Engineer -I
Slum Rehabilitation Authority