



SLUM REHABILITATION AUTHORITY

No. : SRA/DDTP/746/HE/PL/AP

Date :

14 FEB 2019

Shri. Subhas Karmarkar,
Architect, of M/s. Radius Architect & Associate
10/johan Parera Jivan Vikas Kendra Marg
Behind Pimpleshwar Mandir,
Vile Parle(East), Mumbai

Sub: Amended plans for Composite Bldg. under the S. R. Scheme under regulation 33(14)D of DCR1991 on plot bearing C.T.S. Nos. 5036(A) & 5036(B) of village Kolekalyan, Kalina Santacrus (East) Mumbai in H/E Ward of MCGM.

Ref: Your letter dtd. 12/09/2018.

Gentleman,

With reference to above, the amended plans submitted by you for the Composite Bldg. are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in LOI under No.SRA/DDTP/224/HW/PL/LOI dated -22-11/2016 & 28-11/2017 shall be complied with.
2. That all the conditions mentioned in IOA/amended plan under No.SRA/DDTP/746/HW/PL/AP dated 2/12/2017 shall be complied with.
3. That the revised Structural designs, drawings and calculations shall be submitted before asking of Further C.C.
4. That the revised drainage approval shall be obtained as per the amended plans.
5. That the developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab building. The security deposit/ bank guarantee deposited with the SRA will be released thereafter.

6. That you shall submit letter/NOC from the Woman and Child Welfare Department, Government of Maharashtra. As per Circular No. 129, amenity tenement i.e. Balwadi/Balwadis shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011. Before requesting Occupation Certificate for composite/sale building /sale wing
7. That you shall provide safety point of view equipment as well as safety equipment surrounded area on site during construction period.
8. That you shall fix CCTV cameras on site in the building under Construction with feed to SRA server as per the direction & Specification of SRA.
9. That the staircase premium for the sale component shall be paid as per the provisions of DCR 1991 amended upto date.
10. That you shall pay Labour Welfare Cess charges of one percent of total construction cost as per the stamp duty Ready Reckoner rate (excluding land cost) as per circular No.130 before grant of further C.C. building under reference.
11. High Rise Rehab/Composite Building:-
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of 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.

Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
 - e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for

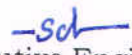
a period of ten years from the date of issue of occupation certificate to the building.

Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
12. That you shall incorporating clause in the sale Agreement stating that prospective buyers of these tenements will not compliant for inadequate sizes of rooms & tenements in future. to the bldg. under reference
 13. That you shall submit the NOC from Ch,E (M&E) for light & Ventilation to the bldg. under reference before requesting for C.C.
 14. That you shall submit the NOC from Ch. Eng (M & E) for artificial light & Ventilation regarding Service Duct & ventilation Shaft of inadequate size to the bldg. under reference before requesting Occupancy Certificate.
 15. That you shall submit car parking layout on parking floors pit/Stack shall be got approved from Ex. Engineer (T & C) of M.C.G.M.
 16. That the developer shall submit structural drawing & design of high-rise rehab/Composite or sale bldg. vetted or peer viewed from another licensed Structural Engineer/Reputed Institute viz. S.P.C.E. /V.J.T.I./I.I.T. before grant of further C.C. to respective high rise bldg.
 17. That other features stilts, entrance lobby, park terraces, ducts service floors etc. shall not be misused, and the undertaking to that effect shall be submitted.
 18. That the proposed changes shall be shown on canvas mounted plan to be submitted at the time of O.C.C.

One set of amended plans is retuned herewith as token of approval.

Yours faithfully


Executive Engineer-I
Slum Rehabilitation Authority

Copy to: For information please,

- ✓ 1. M/s. I.S. Builders
2. Asst. Commissioner, 'H/E' Ward
3. A.E.W.W. 'H/E' Ward
4. A.A. & C. 'H/E' Ward


Executive Engineer- I
Slum Rehabilitation Authority