



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Ananat 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 for Brihanmumbai.

No. SRA/ENG/DDTP/744/BC/PL/AP/..... 7 DEC 2016

To,

✓ M/s. Kosmos Developers,

104, Raghvnath Krupa,
Near Saraswat Bank, Aarey Road,
Goregaon (E), Mumbai-400 063.

With reference to your Notice, letter No. 1080 dated 27/10/2016 and delivered on 27/10/2016 20 and the plans, Sections, Specifications and Description and further particulars and details of your building at F.P.No.126 of TPS III, Borivali,
Nandanvan CHS Ltd., Borivali (W), Mumbai.

furnished to me under your letter, dated 25/10/2016 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.

NOTES

- (1) The work should not be started unless objections _____ 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.


 Executive Engineers, (S.R.A.)

- 5) That the low lying plot shall be filled up to a reduced level of at least 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.
- 6) That the minimum plinth height shall be 30.00 cm above the surrounding ground level or in areas subject to flooding, the height of the plinth shall be at least 60.00 cm above the ground level.
- 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 existing structure proposed to be demolished shall be demolished with necessary phase program got approved before C.C.
- 10) 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).
- 11) That the requisite premiums / deposits as per Circular No. 7 vide SRA/1372/dated 25/11/97 etc. shall be paid before C.C.
- 12) That the conditions of Letter of Intent U/NO. SRA/DDTP/224/RC/PL/LOI Dtd. 24/10/2016 shall be complied with before C.C.
- 13) That the applicable conditions of Letter of Intent shall be complied with before C.C.
- 14) The Structural designs and quality of material and workmanship shall strictly as per condition as per condition said in regulation 45 of DCR 1991 amended upto date.
- 15) 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 concerned Executive Engineer (SRA).
 - i. A.A & C 'R/C' Ward
 - ii. R.C. from MCGM
 - iii. Tree Authority
 - iv. Dy. Ch. Eng. (SWD)- W.S. Regarding Internal SWD

- v. Dy.Ch.Eng.(S.P.) (P & D)
- vi. Dy. Ch. Eng.(Roads)-W.S.
- vii. P.C.O.
- viii. Reliance Energy
- ix. E.E. (T & C) of MCGM for Parking Layout
- x. CFO

- 16) 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.
- 17) 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.
- 18) That the Reg. u/t in prescribed Performa agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
- 19) That suitable precautionary measures shall be taken while constructing compound wall as well as buildings in the scheme under reference against land sliding etc. as there is considerable land difference within the plot.
- 20) That the Registered Undertaking from the Developer and Society shall be submitted for the following:
 - i) Not misusing part/pocket terrace.
 - ii) Not misusing stilt.
 - iii) Not misusing Refuge Area.
 - iv) To demolish the excess area if constructed beyond permissible F.S.I.
 - v) Handing over setback land free of compensation along with the plan.
 - vi) To form Registered Co. op Hsg. Society of members of save building and handover the fitness centre to the society.
 - vii) To pay the difference in premium paid and calculated as per revised land rate.
- 21) That the D.I.L.R.'s demarcation of actual plot boundaries of scheme plot shall be submitted before requesting C.C. for the proposed buildings.
- 22) That existing tenants will be rehabilitated in proposed building and individual registered agreement will be submitted before asking for C.C.
- 23) That you shall appoint third party quality auditor with prior approval of Dy.Ch. Eng. (SRA) /Executive Engineer (SRA) for quality audit of building work at various stages.

- 5) 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.
- 6) That drainage completion certificate from SP (P & D) of M.C.G.M if applicable and from SRA for House drainage shall be submitted.
- 7) That final NOC from HE of M.C.G.M shall be submitted.
- 8) That the requirements from the M.T.N.L. and Reliance Energy/M.S.E.B. shall be obtained and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 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 un-built upon and shall be leveled 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. (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 No. SRA/DDTP/224/RC/PL/LOI Dtd. 24/10/2016 shall be complied with before asking for occupation certificate of Sale / PTC 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 proforma certifying work carried out as per specification shall be submitted.
- 18) That the N.O.C. from the A.A. & C. (R/C) Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That no dues Certificate shall be obtained from A.E.W.W. (R/C) Ward of M.C.G.M. and submitted before O.C.C.

- 24) That you shall pay development charges as per Clause 124 E of M.R. & T.P. Act separately as per provisions of M.R. & T.P. Act.
- 25) That you shall submitted reworks from Asst. Commissions of ward for closing for closing/covering of well in SRA Scheme.
- 26) That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
- 27) As per Circular No. 130, Labour cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
- 28) That revised S.R. Scheme will be submitted and revised LOI will be issued on approval of proposed modifications to 33(14) D by the Govt.
- 29) You shall obtain that remark from T.P. department of MCGM with regard to non applicability of 15% deduction R.G. for FSI purpose before issue of C.C

B) THAT THE FOLLOWING CONDITIONS ARE 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 shall be submitted and the same shall be got checked from the sub Engineer (SRA).
- 2) That the structural stability certificate for work carried out upto plinth level/ stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer and progress report stage wise on quality of work carried out shall be submitted by Architect with test results.

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 26 Nos. of PTC tenements including 1 Balwadi, 1 Welfare Centre & 1 Society office carpet area each of 25.00 sq. mt. as per letter of intent of CEO (S.R.A) under reference No. SRA/DDTP/224/RC/PL/LOI dtd. 24/10/2016 shall be handed over after obtaining Occupation Certificate.
- 3) That the dustbin shall be provided before starting the work.
- 4) That carriage entrance shall be provided as per requirement of this office.

- 20) That you shall display bi-lingual sign boards on site & painting of SRA logo on rehabilitation building as per circular no.64.
- 21) That the rain water harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra.
- 22) That you shall submit necessary documents of professional office / occupant before O.C.C.
- 23) That the completion certificated from E.E.(T&c) of MCGM for parking shall be submitted
- 24) That the completion from E.E.(M&E) of MCGM for Ventilation /Stack parking /Mechanical Parking system shall b submitted
- 25) That the completion certificate from tree authority of MCGM shall be submitted.

D) THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE B.C.C. :

- 1) That certificate under Section 270A of M.M.C. Act. Shall be obtained from H.E's Department regarding adequacy of water supply.

NOTES:

- 1) That office of Hon'ble CEO (S.R.A) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of Slum Redevelopment Scheme.

 5/12/16

**Executive Engineer - V
Slum Rehabilitation Authority.**