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.

23 MAY 2018

No. SRA/ENG/ S/PVT/0112/20130311/AP

To,
M/s Anushka Developers
Arya Group Shop No 5, Randhir Vihar Society
Lalashet Compound, Near Syndicate Bank,
Bhandup, Bhandup (W) Mumbai - 400 078

With reference to your Notice, letter No. 2096 dated 02/05/2015 and delivered on 02/05/ 2015 and the plans, Sections, Specifications and Description and further particulars and details of your building at C.T.S No 78, 78/1 to 6 of village Bhandup , Bhandup (W) Mumbai 400 078.

furnished to me under your letter, dated 02/05/ 2015 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.

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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

23.05.18
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.

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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 untill 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 acknowldgement 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 asphalting, 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.

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(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 accomodation 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 plains 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.

23-05-18
Executive Engineers, (S.R.A.)

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5) That the minimum plinth height shall be 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.

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 Developer 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) Not misusing fitness centre & handing over the fitness centre to the society of occupants of the building u/ref.
vi) Not to misuse Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
vii) Not to misuse the entrance lobby.
viii) That condition for inadequate maneuvering space for car parking to be included in the sale agreement of prospective buyers & no complaints to SRA in this regards will be made in future & to incorporate a condition in sale agreement informing the prospective buyers regarding inadequate maneuvering space for car parking has been approved in the building u/ref. & that no claims/damages/risks will be maid against CEO (SRA) & its staff in this regards.
ix) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
x) That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.
xi) That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.

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12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of D.C. 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. 'S' ward	Before Plinth C.C. of building u/ref.
2	H.E. from MCGM	Before Plinth C.C. of building u/ref.
3	Tree Authority	Before Plinth C.C. of building u/ref.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City i) Regarding Internal SWD	Before Further C.C. of building u/ref.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth C.C. of composite building u/ref.
60	P.C.O.	Before Plinth C.C. of building u/ref.
7	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further C.C. of building u/ref.
8	NOC's from MTNL-Mumbai regarding required area & location for installation of telephone concentrators room.	Before O.C.C. of building u/ref.
9	Civil Aviation Authority	Before Plinth C.C. of building u/ref.
10	E.E. (M&E) of MCGM	Before Further C.C./O.C.C. of building u/ref.
11	E.E. (T&C) of MCGM for Parking Layout	Before Plinth C.C. of building u/ref.
12	CFO	Before Plinth C.C. of building u/ref.

14) That the design and construction of 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 the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey)/E.E. (T. & C.)/E.E. D.P./DILR before applying for C.C.

16) That the regular /sanctioned /proposed lines & reservation will be got demarcated at site & addition copy of plan shall be submitted for agreeing to handover the set back land free of compensation & set back handing & that the setback handing over certificate will be obtained from Asst. commissioner, that ownership of setback land will be transferred in name of MCGM.

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17) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.

18) That all the cantilever projections shall be designed five times of load as per I.S. code 1993-2002 This also includes the column projecting beyond terrace & carrying OHWT etc.

19) That you shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, Malaria etc. is made by insecticide officer of concern ward office & provision shall be made as and when required by Insecticide officer for inspection of water tanks by providing safe but stable ladder etc. & requirements as communicated by insecticide office shall be complied.

20) That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due care while constructing the same will be taken & completion certificate to that effect shall be insisted before granting further C.C. beyond plinth.

21) That you shall submit the certified copy of notarized agreement of atleast 70% of eligible slum dwellers with the photographs of wife & husband on each of agreement before requesting for commencement certificate & name of the wife of the eligible occupier of her shall be incorporated as joint holder of tenement to be allotted in the rehabilitation building.

22) That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA.

23) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

24) That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.

29) That you shall incorporate necessary condition in sale agreement of sale flat owners that, they will not blame SRA for inadequate/sub standard sizes of rooms in future & the prospective buyers will be made aware of the same & no claims /damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to submit before granting plinth C.C. to building u/ref.

30) That you shall incorporate necessary condition in agreement for sale of sale tenements that the sale building is constructed with deficient open space & the prospective buyers will be made aware of the same & no claims /damages / risks will be made against CEO(SRA) & its staff

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with regards to the same. A copy of sale agreement will have to submitted before granting plinth C.C. to building u/ref.

31) As per the circular SRA/Eng/2364 of 29.5.2008, it is directed to impose the following for High Rise Building:

a. To appoint the Project Management Consultant and third party Quantity auditor for the supervision and quality audit of high rise building at various stages. The Project Management Consultant appointed for the scheme shall submit quarterly progress reports to Slum Rehabilitation Authority.

b. To insist upon Developer to enter into 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 High-rise Rehab building.

c. 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. To insist the developer to 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 Developer, 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 High-rise Rehab/Composite building.

e. Entire maintenance 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. To insist upon Developer to get the structural design of buildings having height more than 24m peer reviewed from another registered structural engineer / educational institute.

g. As per recent policy guidelines sanctioned u/no. SRA/ENG/3371 dated 15/06/2008, quality audit of buildings proposed in the scheme will be insisted and condition to that effect is incorporated in draft LOI.

h. 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.

32) That you shall install C.C.T.V. cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I.T. officer (SRA).

33) That Rehab building shall constructed as per specifications of relevant IS Codes, NBC in force under specifications for quality control measures as prescribe by SRA.

34) That the C.C. shall be released as per co-relation Rehab BUA & P.R. card in word policy as may be decided by SRA.

35) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AE WW of concerned ward.

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36) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E.(SP) / Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.

37) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 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.

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 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 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, 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 P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.

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 the dustbin shall be provided as per requirement.

5) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.

6) 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.

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7) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.

8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.

9) That 10'-0" wide paved pathway up to staircase shall be provided.

10) 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.

11) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.

12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.

13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.

14) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.

15) That the single P.R. cards for the amalgamated plot shall be submitted.

16) That layout R.G. shall be developed as approved by SRA.

17) That the N.O.C. from the A.A. & C. 'S' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

18) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.

19) That completion certificate from C.F.O. shall be submitted.

20) 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.

21) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.

22) That the completion certificate from Tree Authority of MCGM shall be submitted.

23) That the defect liability period for rehab/composite building will be 3 years from the date of obtaining OCC and any repairs/rectification required during this period will be done by the developer as per circular no. 108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite bldg.

24) That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 dtd.01.08.2012 before O.C.C. to Rehab Bldg. / Composite Bldg.

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25) That you shall pay Rs. 10/-(Rupees Ten Only) per sq.feet of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area etc. for the Structural Audit as per circular No. 138 before issue of Occupation Certificate of rehab building.

26) That Extra water sewerage & charges shall be paid to A.E. W.W. 'S' of MCGM before OCC

2. 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. 01 no. of Balwadi, 01 no. of Welfare Centre, 01 no. of Society Office shall be handed over to within 30 days from the date of issue of OCC of Composite bldg.

NOTES:

1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.

2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.

3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

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Executive Engineer-3
Slum Rehabilitation Authority

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