NOTARY
MANISH SHROFF
AREA, MUMBAI
REGN. NO. 22318
EXPIRY DATE
04/03/2025
GOVT. OF INDIA

CERTIFIED AS TRUE COPY

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai: 400051

Intimation of Approval under Sub regulation of Regulation 33(11)
Development Control and Promotion Regulations – 2034 For Grater Mumbai

No. MW/PVT/0038/20230109/AP/C

21 APR 2023

COMPOSITE BUILDING

To,
M/s. Two Taurus Realty LLP
414, Mahinder Chambers Premises Ltd,
W.T. Patil Marg,
Opp. Duke Factory,
Chembur, Mumbai 400 071

With reference to your Notice, letter u/no. **098** dated **13/04/2023** and delivered on **13/04/2023** and the Plans Sections Specifications and Description and further particulars and details of your Building **CTS No. 1605 plot no 299/A, Shah Baug, Village- Chembur, 5th Road, near Diamond Garden Chembur Mumbai 400 710, in M/W ward,** furnished to me under your letter, dated 13/04/2023, I have to inform you that the proposal of construction of the building of 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 under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.

A.2) That the compound wall 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 DCPR-2034 Regulation No.37 (24).

A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.

A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS 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 _____ 23 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

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8/4/23

Executive Engineer-M/W
Slum Rehabilitation Authority

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 Dy.Ch. 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 there under.

Attention is drawn to the notes accompanying this Intimation of Approval

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 30 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 Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C./Further CC & 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.

9) 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.

10) That the Registered Undertaking from the Developers and Society shall be submitted for the following
    - i. Not misusing Part/Pocket terrace.
    - ii. Not misusing Stilt/part stilt/podium.
    - 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 alongwith the plan.
    - vi) To demolish the Transit Camp, Site Office, Temporary structures, etc. constructed outside on site within one month of OC & as may be directed by SRA.
    - vii) Not misusing fitness centre & handing over the fitness centre to the society of occupants of the building u/ref.
    - viii) Not misusing Entrance lobby

11) That the Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation no. 45 of DCPR 2034, amended up to date.

12) 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).

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Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. 'MW' Ward	Before Further C.C.
2	H.E. from MCGM	Before Plinth /FCC.
3	Tree Authority	Before Plinth C.C.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City	Before Further CC.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Further CC.
6	Dy. Ch. Eng.(Roads) E.S. /W.S. /City	Before Further CC.
7	P.C.O.	Before Plinth CC.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further CC.
9	Civil Aviation Authority	Before further CC.
10	E.E. (M&E)	Before Further CC.
11	E.E. (T&C) for Parking Layout	Before Plinth CC.
12	CFO	Before Further CC.

13) 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.

14) That the C.C shall be released as per the co-relation of progress of Work/CC of PTC tenements & PRC inward policy as may be decided by SRA.

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.

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.

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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 at stages as directed by SRA or 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 develop 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.
5) That the dustbin shall be provided as per requirement.
6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
7) 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.
8) That the requirements from the concerned electric Supply Co. shall be complied 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 unbuilt 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 N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
16) That the single P.R. cards for the amalgamated plot shall be submitted, if applicable.
17) That layout R.G. shall be developed as approved by SRA.
18) That the N.O.C. from the A.A. & C. "M/W" Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
19) That completion certificate from C.F.O. shall be submitted.
20) That the completion certificate from Tree Authority of MCGM shall be submitted.

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21) 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.

22) That you shall handover 37 Nos. of PTC tenements, before asking OCC to equivalent incentive Sale FSI.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

1) That certificate under Section 27OA 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.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise 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.

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Executive Engineer- M/W
Slum Rehabilitation Authority

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 construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be 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 construction 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. at least 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized 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 Licensed Structural Engineer.

(10) The work above plinth should not be started before the same is shown to this officeSub Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open space 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 considered concrete having broken glass pieces at the rate of 0.125 cubic meters per sq.mt 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 Dy.Ch.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 tenant.

(ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.

(iii) Plans showing the phase program 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 promotion.

(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 overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50meter.

(23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever 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, will do so at your own risk.

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ATTESTED BY ME

Manish
25/04/2023

MANISH SHROFF
Notary Mumbai (Maharashtra)
Shop No. 200, Dr. C. G. Road
Opp. B. J. P Office,
Chembur Colony, Mumbai 400 074

21/4/23
Executive Engineer- M/W
Slum Rehabilitation Authority

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