

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nilman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986 (FORM 'A')

No. SRA/DDTP/492/L/PL/AP

COMMENCEMENT CERTIFICATE

REHAB BLDG. NO. 22

To,

H/s. H.D.I.L.

9th floor, HDIL Tower,

A.K. Marg, Bandra (E),

Mumbai-400 051.

1 OCT 2010

Sr.

2297

dated

14/07/2008

for Development

With reference to your application No. 2297 dated 14/07/2008 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional Town Planning Act, 1986 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1986 to erect a building on plot No. _____

C.T.S. No. 637(pt.) of village Kuria II T.P. No. Tal. Kuria
ward _____ situated at Kuria
637/40 to 46, 637/47(pt.), 637/53(pt.), 637/54 to 56, 637/58(pt.),
637/59 to 77, 637/78(pt.) and 637/87 to 121.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI/UR No. SRA/DDTP/0048/L/PL/LOI dt. 26/05/2000
IOA/UR No. SRA/DDTP/492/L/PL/AP dt. 30/07/2008
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1986.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1986.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

SRI J.V. PATGAONKAR, Dy. Chief Engineer

The C.E.O. (SRA) has appointed

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level only.

COPY to

(1) Asst M.C. L/Ward

(2) AE W.W. L/Ward

For and on behalf of Local Authority
The Slum Rehabilitation Authority

SE (S.R.A.) A.E. (S.R.A.)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SE (S.R.A.) A.E. (S.R.A.)

Slum Rehabilitation Authority



Slum Rehabilitation Authority

Administrative Building, Anant Kanekar Marg,
Bandra (East), Mumbai 400 051.

E-mail : info@sra.gov.in.



No. SRA/DDTP/492/L/PL/AP

Date : **27 SEP 2010**

To,
Shri. S.S. Shinde
M/s. Bidco Engineering Division,
9th floor, HDIL Towers,
Anant Kanekar Marg,
Station Road, Bandra (E),
Mumbai-400 051.

Sub: Amended plans of Rehab Building No. 29 in S.R. Scheme under clause no. 3.11 read with clause nos. 3.5 & 3.19 of Appendix-IV of DCR 33(10) on plot bearing CTS no. part of 637, 637/44 to 46, part of 637/49, part of 637/53, 637/54 to 56, part of 637/58, 637/59 to 77, part of 637/78 and 637/87 to 121 of Village-Kurla-II, Taluka-Kurla in 'L/ward' Mumbai.

Ref: SRA/DDTP/492/L/PL/AP

Gentleman,

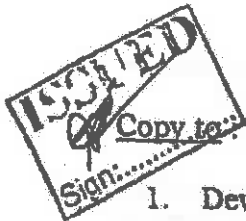
With reference to above, the amended plans submitted by you for the Rehab Bldg. are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in LOI under No. SRA/ DDTP/ 0048/ L/ PL/LOI. Dated 27/09/2010 shall be complied with.
2. That all the conditions mentioned in IOA under No. SRA/DDTP/492/ L/ PL/AP dtd. 30/07/2008 shall be complied with.
3. Proposed changes shall be shown on canvas mounted plan to be submitted at the time of OCC/BCC.
4. Revised Drainage approval shall be got approved.

5. Revised R.C.C. design and calculations shall be submitted.

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

Yours faithfully



Handwritten signature
SE (S.R.A.) A.E. (S.R.A.)
27 SEP 2010

Handwritten signature
Dy. Chief Engineer
Slum Rehabilitation Authority
etc

1. Developer : M/s. Housing Development & Infrastructure Ltd. (HDIL).
2. Assistant Municipal Commissioner, "L" Ward, MCGM
3. Deputy Chief Engineer, Development Plan, MCGM
4. Deputy Collector (SRA)
5. H.E. of MCGM.

Handwritten signature
SE (S.R.A.) A.E. (S.R.A.)

Handwritten signature
Dy. Chief Engineer
Slum Rehabilitation Authority
etc

Office of
The Chief Fire Officer
Mumbai Fire Brigade,
Suburban Fire Station,
Marol Bhendi Wada,
Marol Shyam Dal Marg,
Mumbai - 400 050.

No. : FB/HR/ES/163

Date: 17.7.10

दिनांक 29 JUL 2010

Ref:

Letter dated 10.7.10 from M/s. Bidco Engineering
Division, Architects.

21739

पुनर्वसन प्रधिकरण B. No. HR/ES/163 dated 13.7.10

E.E.S.R.A.

This is a proposal for the construction of a high rise residential Rehab building comprising of seven wings i.e. A, B, C, D, E, F and G having ground and 16 upper floors, with a height of 49.90 mtrs. under SRA scheme.

All the floors including ground floor will have residential tenements. Part of the ground floor in will have Balwadi, Society Office, Welfare Centre, Electric Sub station and Electric Meter Room. All the upper floors will have residential tenements.

Each wing has been provided with an independent enclosed type staircase having flight width of 1.5 mtrs. which is externally located and adequately ventilated. The Lift lobby/common corridor at each floor level is directly ventilated to outside air, as shown in the plan.

The building under reference abuts on 12 mtrs. wide internal road on North side and 9 mtrs. wide internal road on South side which are connected to 18.30 mtrs. wide road on East side. The open spaces around the building are as under.

North side	-	1.5 mtrs. + 12 mtrs. wide internal road
South side	-	1.5 mtrs. + 9 mtrs. wide internal road
East side	-	joint open space of 6 mtrs. with Bldg No. 30
West side	-	1.5 mtrs. + 12 mtrs. wide internal road

Wing A and Wing B as well as Wings E and F are connected at second floor level. As such, underpass of 6 mtrs. width and 6mtrs. height clearance is available for passage of fire appliances.

Joint refuge area adm. 152.81 sq. mtrs. is provided at 8th floor level of A-B as well as E-F level while joint refuge area admeasuring 129.21 sq.mtrs. is provided at 8th floor level of C-D wings. Independent refuge area admeasuring 57.91 sq.mtrs. is provided at 15th floor levels of A and B wings as well as E and F wings and in case of C-D wings joint refuge admeasuring 57.91 sq.mtrs. is provided at 15th floor level.

In case of G wing, refuge area admeasuring 65.50 sq. mtrs. and 28.84 sq.mtrs. is provided at 8th and 15th floor levels respectively. In addition, terrace floor of each wing will be treated as refuge area.

The proposal has been considered favourably in view of the facts that

- the proposed development falls under 33(10);
- the architect was directed to provide joint refuge areas as shown in the plan;
- the architect has also been directed not to provide compound wall in between the joint open space of Building No. 29 and 30;
- automatic sprinkler system will be provided in the lift lobby/common at each floor level in each wing.
- the architect has also been directed to provide alternate source of power supply for fire fighting systems through D.G. Set and to make provision for standby pumps;

In view of the above, as far as this department is concerned, there would be no objection for the construction of proposed high rise residential Rehab building comprising of 7 wings ground and 16 upper floors, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements.

1. ACCESS:

There shall be no compound wall on internal road sides and courtyards shall be flushed with the road levels.

2. COURTYARDS:

- i) The available courtyards on all the sides of the building from the building line shall be paved suitably to bear the load of fire engines weighing upto 45 M. tonnes each. RG area if any shall also be paved accordingly.
- ii) All the courtyards shall be in one plane.

3. CAR PARKING

Open car parking, if any shall be without kerbs or dividers of any nature or kind.

4. STAIRCASE: (each wing)

- i) The layout of each staircase shall be of enclosed type throughout its height as shown in the plan and shall be approached at each floor level through half an hour fire resistance door of 45mm thickness placed in the enclosed walls of the staircase. The flight width of the staircases shall not be less than 1.5 mtrs. each.
- ii) Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided.
- iii) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtr. per landing on the external wall of the staircase shall be provided.

5. FLAT ENTRANCE AND KITCHEN DOORS: (each wing)

Flat entrance and kitchen doors shall be of solid core having half an hour fire resistance door of 45mm thickness.

6. ESCAPE ROUTES: (LIFT LOBBY/COMMON CORRIDORS): (each wing)

Lift lobby/common corridors at each floor level shall be ventilated to outside air as shown in the plan.

7. FIRE LIFT AND OTHER LIFT:

- i) Walls enclosing lift shafts shall have a fire resistance of not less than 2 hrs.
- ii) Shafts shall have permanent vent of not less than 0.2 sq.mtr. in clear area immediately under the machine room.
- iii) Landing doors and lift car doors shall be of steel shuttered with one hour fire resistance. No collapsible shutters shall be provided.
- iv) One of the lifts in each wing shall be converted into Fire Lift conforming to relevant regulations.

8. ELECTRIC CABLE SHAFT AND ELECTRIC METER ROOM: (each building)

- i) Electric cable shafts shall be exclusively used for electric cables and shall not open in the staircase enclosure.
- ii) Inspection door for the shaft, if provided shall have two hours fire resistance.
- iii) Electric Meter Room shall be provided at ground floor level at location marked on the plan. It shall be adequately ventilated.
- iv) Electrical shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete.
- v) Electric cables shall be of low flame, non toxic and non black smoke type.

9. ESCAPE ROUTE LIGHTING: (each wing)

Escape route lighting (staircase and corridor lights) shall be on independent circuit as per the rules.

10. ELECTRIC SUB STATION:

- i) The construction of Electric sub station shall conform to the provisions under the Indian Electricity Act and the Rules made there under.
- ii) Only dry type transformer shall be installed.
- iii) Two dry chemical powder ABC type fire extinguishers shall be kept near the Sub Station.

11. FIRE FIGHTING REQUIREMENTS:

A) UNDERGROUND WATER STORAGE TANK: (common for all wings)

Two underground water storage tanks of 1.50 Lac litres capacity each shall be provided at ground level, as per the design specified in the rules with baffle wall and fire brigade collecting breaching. The tanks shall be flushed with the courtyards and the roof slab of the tank shall be designed suitably to bear the load of fire engines weighing upto 45 m.tonnes each.

B) Overhead water storage tank: (separate for each wing)

Another tank of 30000 litres capacity shall be provided at the terrace level, the layout of which shall be got approved from H.E.'s department prior to its erection. The tank shall be connected to wet riser through a booster pump through a non- return valve and gate valve.

C) Wet Riser: (each wing)

Wet riser of internal dia. of 15 cms. of G.I. 'C' class pipe shall be provided in a separate duct adjoining each staircase with twin hydrant outlet and hose reel at each floor level in such a way as not to reduce the width of the staircase/common corridor. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed pressure of 5.5 kgs./sq.cms. A fire service inlet the external face of the building near the static tank directly fronting the courtyards shall be provided along road side to connect the mobile pump of the fire service to the wet riser.

D) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:

- (i) Wet riser shall be connected to a fire pump at ground level of 2400 litres/min. capacity giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant.
- (ii) Booster pump of 900 litres/min. capacity giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level of each wing.
- (iii) A sprinkler pump of suitable capacity alongwith jockey pump shall be provided for sprinkler system.
- (iv) Electric supply(normal) to these pumps shall be on independent circuit.

E) EXTERNAL HYDRANTS:

Sixteen hydrants shall be provided around the building within the confines of the site on the wet riser at locations marked on the plan.

F) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of L.V./H.V. supply from a D.G. set with appropriate change over switch shall be provided for fire pump, booster pump, sprinkler pump, jockey pump, staircase/corridor lighting circuit, Fire Lifts and manual fire alarm system. It shall be housed in a separate cabin.

G) PORTABLE FIRE EXTINGUISHERS: (each wing)

One dry chemical powder ABC type fire extinguisher of 10 kgs. Capacity having ISI certification mark and two buckets filled with dry, clean sand shall be kept in Electric Meter Room as well as Lift Machine Room.

12. MANUAL FIRE ALARM SYSTEM: (each wing)

The building shall be provided with manual fire alarm system with main control panel at ground floor and pull boxes and hooters at each floor level. The layout of fire alarm system shall be in accordance to relevant I.S. Specifications.

13. TRAINED STAFF:

The staff trained in basic fire fighting shall be appointed for the building.

14. REFUGE AREA

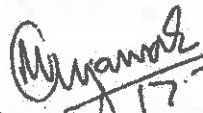
A) The following requirements shall be complied with in respect of refuge areas provided at 8th and 15th floor levels.

- i) The layout of refuge area shall not be changed/modified at any time in future.
- ii) Refuge area shall be provided with railing/parapet of 1.10 mtrs. height on external sides and shall be of sound construction.
- iii) Refuge area shall be segregated by brick masonry partition wall of 9" thickness and access to refuge area shall be gained through half an hour fire resistance self closing door.
- iv) There shall not be any opening into the refuge area from any portion of the occupied premises.
- v) Refuge areas shall be earmarked exclusively used for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organisation dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by Fire Brigade Department.
- vi) Refuge area shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupiers to maintain the same clean and free of encumbrances and encroachments at all times.
- vii) Clear height of refuge area below the beam/drop pardi shall not be less than 1.80 mtrs. and not more than 2.2 mtrs.
- viii) Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning Refuge area in case of Emergency.
- ix) Adequate drinking water facilities shall be provided in the refuge areas.
- x) Adequate emergency lighting facility connected to electric circuits of staircase/corridor lighting shall be provided in refuge area.

B) Terrace floor of each wing shall also be treated as refuge area and shall be provided with as under.

- i) Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning Refuge area in case of Emergency.
- ii) Adequate drinking water facilities shall be provided in the refuge areas.
- iii) Adequate emergency lighting facility connected to electric circuits of staircase/corridor lighting shall be provided in refuge area.

The party has paid capitation fee of Rs. 3,37,600/- vide receipt No. 1645659 Dated 15.7.10 (SAP docket No. 1000639375) on the gross built-up area of 33760 sq.mtrs. as certified by the Architect vide his letter dated 10.7.10.


Dy. C. F. Q. (E.S.)

जल अ.सि./२०८७/का.ज.नि.व.सं./वा.ह.र.क.त.प्र.सं. महानगरपालिका

१४/१/२००९

जल अभियंता विभाग

कार्यकारी अभियंता - ३/शोषणशुद्धी पुनर्वसन प्राधिकरण

एल विभाग

17 JAN 2009

288

विषय - नगर भूभाषण क्र. ६३७ (भाग), ६३७/४४ ते ४६, ६३७/४९ (भाग)
६३७/५३ (भाग), ६३७/५४ ते ५६, ६३७/५८ (भाग), ६३७/५९ ते ७७,
६३७/७८ (भाग), ६३७/८७ ते १२१, मौजे कुर्ला - ३ येविल शोषणशुद्धी
पुनर्वसन प्रकल्पांतर्गत प्रस्तावित इमारत क्र. ३९ चे बांधकाम.

संदर्भ - क्र. एसआरए/डीडीटीपी/४९२/एल/पीएल/एपी दि. ३०.७.२००८

मालकाचे नाव - मे. हौसिंग डेव्हलपमेंट एन्ड इन्फ्रास्ट्रक्चर लि.

जल अभियंता यांच्या आदेशावरून मी आपणास नमूद करतो की संदर्भित इमारतीस खासील अटींच्या सापेक्ष ह्या विभागापुरती हरकत नाही.

- १) वरगुदी प्रयोजनाकरिता पाणीपुरवठा, प्रतिदिन दरडोई ४५ लिटर्स ह्या प्रमाणात प्रचलित नियमानुसार ताबा प्रमाणपत्र सादर केल्यावर दिला जाईल.
- २) अनिवासी / व्यावसायिक वापरासाठी, फलशिंगसाठी देव असलेल्या पाण्याव्यतिरिक्त पाणीपुरवठा, प्रचलित नियमानुसार ताबा प्रमाणपत्र सादर केल्यावर दिला जाईल.
- ३) मालकाने / विकासकाने इमारतीचे ताबा प्रमाणपत्र मिळविण्यापूर्वी, लेआउटच्या प्रवेशमार्ग व अंतर्गत रस्त्यामध्ये ह्या कार्यालयाचे मंजूर करून दिल्याप्रमाणे (मंजुरी क्र. जलविभाग /१२३९/ का.ज.व.का.नि.व.सं.) / ना.ह.प्र. दि. १७.११.२००८) सर्व जलवाहिन्या स्वच्छचिनी टाकून व प्रमाणित करून कार्यान्वित करणे.
- ४) मालकाला / विकासकाला सदर लेआउटच्या पाणीपुरवठ्यासाठी १२०० मी.मी. च्या कुर्ला आउटलेटपासून योग्य आकाराची जलवाहिनी स्वच्छचिनी लेआउटच्या प्रवेशमार्गापर्यंत ह्या कार्यालयाची मंजुरी घेवून, टाकून कार्यान्वित करावी लागेल.
- ५) मालकाने / विकासकाने भागणीनुसार विकास आराखड्यातील रस्त्यामध्ये योग्य व्यासाची /च्या जलवाहिनी / जलवाहिन्या टाकण्याची नियमानुसार यथाप्रमाण रक्कम अक्षा करणे.
- ६) अट क्र. (१) प्रमाणे पाणीपुरवठा, विकास आराखड्यातील रस्त्यामध्ये योग्य व्यासाची / च्या जलवाहिनी / जलवाहिन्या टाकल्यावर व कार्यान्वित झाल्यावरच उपलब्ध करून देता येईल.
- ७) प्रस्तावित इमारतीच्या बांधकामासाठी व इमारतीस ताबा प्रमाणपत्र मिळाल्यावर फलशिंगसाठी विहिरीचे अथवा कूपनलिकेचे पाणी वापरावे. ते पाणी महानगरपालिकेच्या पाण्यात मिसळू देवू नये तसेच त्यासाठी स्वतंत्र साठवण टाकी व वेगळ्या रंगाने रंगवलेल्या स्वतंत्र जलवाहिन्या वापराव्यात.
- ८) भूमिगत शोषण टाकी किंवा टाकीचे श्रावण लगतच्या जमिनीच्या पातळीपासून कमितीकमी ३० सें.मी. उंचीवर असावे.
- ९) प्रस्तावित इमारतीमधील शौचकूपात फलशिंगसाठी फक्त ड्यूएल फलशिंग व्हाल्व्ह / ड्यूएल फलशिंग सिस्टर्न (आय.एस.आय मार्क असलेले) किंवा मॅन्यूअली कंट्रोल्ड कॉक्स वापरण्यात यावेत.
- १०) सदर ना हरकत प्रमाणपत्र दि. ३०.७.२००८ च्या क्र. एसआरए/डीडीटीपी/४९२ /एल/पीएल/एपी अन्वये मंजूर झालेल्या आराखड्यासापेक्ष देण्यात येत आहे. ह्या आराखड्यामध्ये काही फेरबदल झाल्यास सदर ना हरकत प्रमाणपत्र रद्द समजण्यात येईल व सुधारित आराखड्यासाठी ह्या कार्यालयाकडून नवीन ना हरकत प्रमाणपत्र प्राप्त करणे बंधनकारक राहील.

सदर ना हरकत प्रमाणपत्र निर्गमित केल्या दिनांकापासून दोन वर्षांपर्यंत वैध राहील.

कार्यकारी अभियंता जलकामे (नियोजन व संशोधन)

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) DL 15.10.97 for Brihanmumbai.
Sign: *QAA*

No. SRA/ENR/DDTP/492/L/PL/AP 30 JUL 2008

To,

Housing Development & Infrastructure Ltd.

(HDIL)

Dheeraj Arma, A.K. Marg, Bandra (E),
Mumbai-400 051.

With reference to your Notice, letter No. 2297 dated 14/7/2008 and delivered
on 14/7/2008 200 and the plans, Sections, Specifications and Description and further particulars
and details of your building at 29 on plot bearing CTS No. Part of 637, 637/44 to
46, Part of 637/49, part of 637/53, 637/54 to 56, Part of 637/58,
637/59 to 77, Part of 637/76 and 637/87 to 121 of Village Kurla II,
Taluka Kurla in 'L' Ward, Mumbai.

Furnished to me under your letter, dated 14/7/2008 200 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.

2

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval





 S. S. RAO A. S. RAO Executive Engineer, (S.R.A.)

- (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.

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 murrum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
6. That the regular/sanctioned/proposed lines of municipal/D.P. roads and boundaries of reservations shall be got demarcated at site through A.E. survey/E.E. (T&C)/E.E. (D.P.) of MCGM/D.I.L.R. before applying for C.C.
7. That the specifications for layout access/D.P. Road/Setback land shall be obtained E.E. (Road Construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developed in accordance with the specification of M.C.G.M. including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.
8. That the drainage layout shall be submitted and got approved and the drainage work shall be executed in accordance with the requirements of the MCGM.
9. That Remarks/NOC from:
- a) AA&C of 'L' ward.
 - b) CAA
 - c) H.E. of M.C.G.M.
 - d) Tree Authority of M.C.G.M.
 - e) S.W.D. department of M.C.G.M.
 - f) Sewerage department of M.C.G.M.
 - g) BSES/BEST/MSEB/Local Power Supply Authority.
 - h) Any other utilities agency viz.-gas pipelines etc.
- shall be submitted & requirements thereof shall be complied with.
10. That Agreements with PAPs shall be submitted.
11. That the existing structure if any, proposed to be demolished, shall be demolished with necessary phase program and agreement with the affected structure owner/slum dweller shall be submitted. Phase programme shall be got approved before C.C.
12. That the indemnity bond indemnifying the CEO (S.R.A.) and his staff against any cost, damages, risk, action, cause, of action etc arising out of any accidents occurring on site while development work is in progress and an undertaking regarding no nuisance to the existing occupiers if any, shall be submitted before C.C./starting the work.

13. That the Registered site supervisor through Architect/structural Engineer shall be appointed before applying for C.C. and 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).
14. That the true copy of the sanctioned layout/subdivision/amalgamation along with the compliance of Terms & conditions there of shall be done before submission of B.C.C.
15. That the requisite premiums/deposits etc. shall be paid before C.C. Any amount due to change/difference in rate shall be paid as and when demanded.
16. That the Registered Undertaking in prescribed Performa agreeing to demolish the excess area, if constructed, beyond permissible F.S.I shall be submitted before C.C.
17. That the relevant conditions of Letter of intent shall be complied with before C.C.
18. That no construction work shall be allowed to start on the site unless labour insurance policy is subscribed to under Workmen's Compensation Act for concerned labourers to cover the compensation and compliance of same shall be intimated by Architect/Developer.
19. The Structure designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulations 45 of DCR-1991 amended up to date.
20. That the Structure designs and plans of buildings having height more than 24m shall be got peer reviewed from another Licensed Structural Engineer/Recognized Government Institute/Educational Institutes and report shall be submitted before issue of CC.
21. That the quality for work carried out at various stages such as;
 - a. Plinth/Stilt Level.
 - b. RCC work at every seventh floor.
 - c. Masonry, Plastering, finishing work.
 - d. Infrastructure Development at various stages as per phase programme.

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shall be got certified for quality and safety by third party inspection from the Licensed Structural Engineer/Recognized Government Institute/Educational Institutes and report shall be submitted.

22. The Third Party inspection authority as required in A-21 and C-1 above shall be appointed with prior approval of Dy.Ch.Eng.(SRA)

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE C.C. OF SUPER STRUCTURE/ FURTHER C.C.

1. That demarcation of setback/D.P. Roads/Main. Roads from competent authority shall be submitted.
2. That separate P.R. Cards for subdivided plots/Single P. R. Card for amalgamated plots with area in words shall be submitted. Otherwise the CC shall be restricted to 75% of permissible BUA on plot.
3. 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.
4. That the plinth stability certificate for work carried out up to plinth level /stilt level shall be submitted from the Lic. Structural Engineer.
5. That the quality of construction work of bldg. Shall be strictly monitored by the concerned Architect, site supervisor, structural Engineer and periodical reports stage wise on quality of work carried out shall be submitted by the Architect with test result.
6. That the Registered Undertaking in prescribed proforma agreeing to demolish the excess area, if constructed, beyond permissible F.S.I shall be submitted before C.C.
7. That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.
8. That the NOC from the CFO and E.E.(T & C) shall be submitted.

C. THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDINGS.

1. The Building Completion Certified from Architect in prescribed Performa certifying work carried out as per specifications shall be submitted.
2. That stability certificate from structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.

3. That supervision of the work completed/entire building work as the case may be shall be certified by the Registered Site Supervisor.
4. That the D.P. Reservation/5% Amenities open spaces (AOS)/D.P. Road/set back shall be developed as per Municipal Specification and transferred in the name of MCGM. A certificate to that effect shall be submitted from concerned authority before OCC of sale building.
5. That 16391 Nos. of Tenements (including of B/w, W/c, S/o each of carpet area of 225 sq.ft.) as per letter of intent under reference No. SRA/DDTP/048/L/PL/LOI dtd. 18/07/2008 shall be handed over before asking for occupation of any sale building in the layout final phase of TDR.
6. That the N.O.C. from Inspector of lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
7. That the N.O.C. from the AA & C of M/E wards shall be obtained and the requisitions, if any shall be complied with before O.C.C.
8. That a certificate from water works department of MCGM shall be submitted regarding completion of dry fittings works, layout water mains works, U/G tank, OHT, Downtakes etc. as per the "P" form issued for the said works.
9. That extra water and sewerage charges shall be paid to M.C.G.M. before O.C.C. & Receipts of the same shall be submitted.
10. That prorated charges payable to MCGM, if any, shall be paid & receipts of the same be submitted.
11. That DCC for House Drainage from SRA & Drainage layout/Septic Tanks if any from S.P. (P&D) department of MCGM shall be obtained.
12. That the surface drainage arrangements 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.
13. That the requirement from the M.T.N.L. and B.S.E.S./M.S.E.B. shall be obtained and complied with before asking occupation permission.
14. That the completion certificate of E.E.T.C shall be obtained and submitted before applying for occupation.

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15. That some of the drains shall be laid internally with C.I. pipes.
16. That carriage entrance shall be provided before starting the work.
17. That the Architect shall submit the debris removal certificate before requesting for occupation permission.
18. That the existing well, if any, shall be covered with RCC slab/Jally.
19. That 10'-0" wide paved pathway up to staircase shall be provided.
20. 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.
21. That the name plate/board showing plot No., Name of the Bldg. Etc. shall be displayed at a prominent place.
22. All the conditions of Letter of intent u/no. SRA/DDTP/048/L/PL/LOI dtd. 18/07/2008 shall be complied with before asking for occupation certificate of the rehab buildings.
23. That the single P.R. Card for the amalgamated plot/separate P. R. Cards for subdivided plots with area in words shall be submitted.
24. That layout R.G. shall be developed as per D.C. Regulation, 1991.
25. That you shall display bi-lingual sign boards on site and painting of SRA logo on rehab building as per circular No. SRA/Admn./Circular No. - 64/569/2004 dated 14/10/2004.
26. That you shall make necessary arrangement of provision of rainwater harvesting system.
27. That the Building Completion Certificate with regard to quality and safety of the buildings shall also be got certified by third party inspection from the Licensed Structural Engineers/Recognized Government Institutions.

D. 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.

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NOTES:

1. That C.C. for sale building/release of TDR shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
2. That occupation permission of any of the sale wing/sale building/sale area shall be considered until occupation Certificate for entire Rehabilitation area is granted.
3. That office of CEO (SRA) reserves right to add or amend or delete some of the above-mentioned conditions if required, during execution of slum Redevelopment Scheme.

[Signature]
30/7/08
SRA DDTP

[Signature]
Executive Engineer
Slum Rehabilitation Authority

NOTES

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- (1) The work should not be started unless objections AT PD 422 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 along with 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.



30 JUL 2008

[Signature]
S.E. SRA

[Signature]
A.E. SRA

[Signature]
Executive Engineers, (S.R.A.)

- Forwarded to
- 1) Lie Surveyor
 - 2) Owner
 - 3) Asst. Mnd. Comm. () Ward
 - 4) A.E. U.C.B.S.D./Sec. Districtal Officer
Tribal Officer B.S.D./Dy. Coll. (SRA)
 - 5) Dy. Ch. E. (D.P.) I
 - 6) A.E.W.W... Ward
 - 7) A A & C... Ward

[Signature]
S.E. SRA

[Signature]
A.E. SRA

[Signature]
Executive Engineer II
Slum Rehabilitation Authority

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30 JUL 2008

[Signature]
S.E. SRA

[Signature]
A.D. SRA

[Signature]
Executive Engineers, (S.R.A.)

Forwarded to

- 1) Lic Surveyor
- 2) Owner
- 3) Asst. Mnd. Comm. () Ward
- 4) A.D.C.B.S.D./Sd. Districtal Officer
Tebilder Officer B.S.D./Dy. Coll. (SRA)
- 5) Dy. Ch. E. (D.P.) I
- 6) A.E.W.W. Ward
- 7) A.A.D.C. Ward

[Signature]
S.E. SRA

[Signature]
A.D. SRA

[Signature]
Executive Engineer II
Slum Rehabilitation Authority

