



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3824/RN/PL/AP

Date: 16/12/2016

To,

Mr. Satish M. Hande,
M/s. Tryfour Associates,
510-511, 'C' Wing, Trade World,
Kamala Mill Compound,
Senapati Bapat Marg,
Lower Parel, Mumbai-400 013.

Sub: Amended plans of Sale Building No. 3 proposed under amalgamation & Joint Redevelopment under Reg. 33(10) & 33(14)(D) of DCR 1991 as per provision of Cl. 7.7 of Appendix-IV, Reg. 33(10) of DCR 1991 of proposed S.R. Scheme Jai Bhavani CHS (prop) on land bearing C.T.S. No. 1779 (pt), 1780(pt), 1780/1 to 11, 1781(pt), 1781/1 to 8, 1779(pt), 1779/21, 1779/22, 1807/A & 1807/1/A of Village Dahisar, MSD, at S.V. Road, Ambawadi, Dahisar, Mumbai with ongoing sanctioned S.R. Scheme of proposed Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop) & Riddhi Siddhi (prop) on land bearing CTS No. 1778, 1778/ 1 to 3, 1779, 1779/ 1 to 22, 1782 (pt), 1783 (pt), 1783/ 4 to 6 & 1807/A (pt) of Village Dahisar, Mumbai Suburban District, at S.V. Road, Ambawadi, Dahisar, Mumbai-400 068, in 'R/N' Ward of MCGM.

Ref: i) IOA issued u/n. SRA/ENG/3824/RN/PL/AP dtd. 16/12/2016 &
ii) Your application for amended plans dtd.

Gentleman,

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2679/RN/PL/LOI dtd. 28/04/2015 & Revised on 21/11/2016 & 05/10/2017 shall be complied with.
2. That this amended plans are sanctioned in supersession to earlier amended plans issued u/n. No. SRA/ENG/3824/RN/PL/AP dtd. 16/12/2016, hence the relevant conditions of IOA issued under even number dtd. 16/12/2016 will stands modified accordingly and shall be complied with.

3. That the revised Structural designs, drawings and calculations shall be submitted before re-endorsement of plinth C.C.
4. That you shall appoint Project Management Consultant with prior approval of Dy. Ch .Eng.(SRA) /Executive Eng.(SRA) for the implementation /Supervision /Completion of the S.R. Scheme.
5. That the Project Management Consultant appointed for the Scheme shall submit quarterly progress report to Slum Rehabilitation Authority after the issue of LOI.
6. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts etc. for a period of 10 years from the date of issue of Occupation Certificate to the Rehabilitation Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
7. The Third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. E. (SRA)/ E.E. (SRA) for quality audit of the building work at various stages of the S.R. Scheme.
8. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, society & firefighting equipment supplying Co. and/ or maintenance firms for comprehensive maintenance for a period of ten year from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
9. That the structural design of buildings having height more than 24 mt. shall be got peer reviewed from another registered structural engineer/ educational institute.
10. That you shall submit the remarks from Electric Company for the size & location of meter room before asking further C.C.
11. That you shall submit the remarks of Executive Engineer (M&E) of MCGM.
12. That the revised drainage approval shall be obtained as per the amended plans.
13. That the slab of the Underground Tank shall be designed with "AA" class loading to bear the load of the fire tender.

14. That the developer shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab building. The security deposit/ bank guarantee deposited with the SRA will be released thereafter.
15. That the separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. Road/ set back/ D.P. reservation/ net plot shall be obtained and submitted before obtaining C.C. to last 25% of built-up area in the scheme.
16. That the defect liability period for rehab building will be 3 years and any repairs/ rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be with held till the completion of the defect liability period.
17. As per Circular No. 129, amenity tenement i.e. Balwadi/Balwadis shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011.
18. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
19. That you shall submit the NOC of Dy. Collector (SRA) before asking further C.C. and Undertaking to that effect shall be submitted before re-endorsement of plinth C.C.
20. That the final plan shall be mounted on canvas before asking Occupation Certificate.
21. That you shall submit the NOC from EE (T&C) of MCGM before asking further C.C.

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

Yours faithfully,


Executive Engineer-IV
Slum Rehabilitation Authority

Copy to: For information please,

1. Developer, M/s. Shreeraj Developer LLP.
2. Asst. Commissioner, 'R/N' Ward of MCGM,
3. A. E. (W.W.), 'R/N' Ward of MCGM,
4. A.A. & C., 'R/N' Ward of MCGM,
5. Dy. Collector (SRA),
6. I.T. Section (SRA).


Executive Engineer-IV
Slum Rehabilitation Authority

