



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.

No. ~~SRA+ENG/RN/PVT/0134/2010~~1221/AP/S4

4 MAR 2021

To,

M/s. Transcon -Sheth Creators Pvt Ltd

C-302, Waterford Building, 3rd Floor,
Above Navnit Motors, Juhu Lane,
Andheri, (W) Mumbai- 400 058.

With reference to your Notice, letter No. 8381 dated 29/12/ 2020 and delivered on 29/12/ 2020 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No. 322/C, 323/A, 325/A(part), 326, 327, 328, 329, 330, 330/1-2, 331, 332, 333, 363(pt), 364, 365, 365/1to4, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376/A, 376/1-5, 377, 378, 379, 380, 381, 382/A, 416, 422, 424, 425, 426 & 427 of village Malad(W) TalBorivelli, Orlem new link road, Malad(W) P/N was furnished to me under your letter, dated 29/12/ 2020 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 u/s 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or 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

Prasad
10.4.03
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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- 6) The owner/Developer shall display the Project details at site before starting of the work such as name, address of owner/Developer, Architect, Structural Engineer as well as file number.
- 7) That you shall bear the cost of carrying out infrastructure works right up to the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
- 8) As per circular No. 138, that the rehab/composite buildings shall be constructed as per specifications of relevant IS codes, NBC in force & the Specifications for Quality Control Measures of SRA Rehab Buildings prescribed by SRA from time to time.
- 9) That you shall submit the Environmental Clearance from Ministry of Environment & Forest (MOEF) before requesting C.C beyond 20,000 sq.mt. of constructed area as per the letter of Secretary, Environment Dept. vide under no.-ENV-2013/CR-39/TC-3 dtd.29/06/2013 and directives of Hon. High Court.
- 10) That you shall get D. P. Road/set back land/other buildable & non-buildable reservation land demarcated from A.E. (Survey)/E.E.(D.P.) /E.E. (T&C) department of M.C.G.M. before requesting plinth C.C. to the buildings affected by the same.
- 11) That the amenity tenements i.e. Balwadi, welfare centre, society office shall be handed over to the slum dweller society to use for specific purpose only receipt shall be submitted to SRA.
- 12) That you shall register society of all slum dweller to be rehoused under S.R scheme and PAP nominated for allotment of tenement by the SRA or any other competent Authority.
- 13) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of the proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working conditions till slum dwellers are re-housed in the proposed rehabilitation tenements.
- 14) That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab bldg. or before IOA of 2nd bldg. in the layout.
- 15) That you shall get the plot boundaries demarcated from City Survey Dept. and as per D.C. Regulation No. 38 (27) the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding,

to prove possession of holding in phase programme as per removal/clearing of structures on plot before requesting plinth C.C. to 1st rehab bldg. in the layout.

- 16) That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme and Bar-Chart approved by the Slum Rehabilitation Authority and you shall submit quarterly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
- 17) Sale Building No.4:-
- a. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co.and/or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, mechanical parking, mechanical ventilation etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab/Composite building.
- 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.
- b. 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 & 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.
- 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.
- c. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
- d. That the above sub clauses shall be applicable as amended from time to time by SRA.
- 18) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutments and

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all the dues shall be paid & cleared by the developer in consultation with AE (WW) P/N ward.

- 19) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing on 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.
- 20) That you shall pay Labour Welfare Cess charges of one percent (1 %) of total construction cost as per the Stamp Duty Ready Reckoner rate (excluding land cost) as per Circular No. 130 before requesting plinth C.C.
- 21) That you shall pay development charges as per provisions of 124 E of M.R. & T.P. Act separately for sale built up area as per prevailing Stamp Duty Ready Reckoner rate.
- 22) 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 atleast 60 cm. above the high flood level.
- 23) 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.
- 24) 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. The drainage completion Certificate shall be obtained before O.C.C.
- 25) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 26) 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.
- 27) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labour's and the same shall be revalidated from time to time and the compliance of same shall be intimated to this office.

- 28) That the Registered Undertaking from the Developer and Society shall be submitted for the following
- i) Not misusing part/pocket terrace.
 - ii) Not misusing stilt and entrance lobby/ basement / free of FSI areas.
 - iv) To demolish the excess area if constructed beyond permissible F.S.I.
 - v) Handing over setback land free of encroachment along with the plan.
- 29) That the Structural designs and the quality of materials and workmanship shall be strictly adhered as per conditions laid down in Regulation 47 of DCPR 2034 amended up to date.
- 30) That you shall submit NOC from Asst. Commissioner of 'P/N' ward/H.E. for closing/covering of well in the S.R. Scheme.
- 31) That you shall submit the Remarks/ NOC 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 'P/N' Ward	Before Plinth C.C.
2	H.E. from MCGM	Before Plinth C.C.
3	Tree Authority	Before Plinth C.C.
4	Dy. Ch. Eng. (SWD)E.S./W.S./City Regarding Internal SWD Regarding Training of Nalla	Before Plinth C.C. Before Plinth C.C.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth C.C.
6	Dy. Ch. Eng.(Roads) E.S./W.S./City	Before Plinth C.C.
7	P.C.O.	Before Plinth C.C.
8	M & E	Before FCC
8	BEST/TATA/Reliance Energy/MSEB/ Electric Co.	Before FCC
11	E.E. (T & C) of MCGM for Parking Layout	Before Plinth C.C.
12	CFO	Before Plinth C.C.

- 32) That you shall obtain NOC from concern electric supply company regarding Sub-station size, location etc.
- 33) That the design and construction of the proposed building shall be done under supervision of registered Structural Engineer as per all relevant I.S. Codes including seismic loads fire engine

loads as well as under the supervision of Architect and licensed Site Supervisor.

- 34) That all the conditions of Letter of Intent shall be complied with at appropriate stages.
- 35) That you shall agree to not to carry work between 10.00 pm to 6.00 am, only in accordance with rule 5A(3)of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest department.
- 36) That you shall agree to abide with all the proceeding/orders of court laws or any judicial forums arising out of the SR scheme under reference & submit proposal by taking due cognizance of it from time to time.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE REQUESTING FURTHER C.C: -

- 1) 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.
- 2) That you shall handover the demarcated buildable/non-buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost & free of encumbrances before requesting CC for last 25% of sale built up area in the scheme as per MCGM/user department specifications and certificate to that effect shall be obtained and submitted.
- 3) That you shall obtain approval of High Rise Committee before requesting C.C. for the building having height more than 70 mtr. above average ground level if applicable.
- 4) 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 from the concerned Sub Engineer (SRA).
- 5) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 6) That the quality and workmanship 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.

- 7) That you shall obtain HRC NOC before asking CC beyond 120.00 meter.
- 8) If IOA not taken for remaining residential units then the additional parking (i.e.487 nos.) shall be handed over to MCGM.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE REQUESTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) That the possession of the residential tenements shall not be handed over to the eligible hutment dwellers without carrying out the lottery/draw by the ARS(SRA) and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. has been cleared.

Demolition of the Transit Camp shall be carried out before requesting the Occupation Certificate to the Sale Bldg.
- 2) That the layout Recreation Ground shall be duly developed before requesting occupation of sale building as per DCPR 2034.
- 3) That you shall submit separate P.R. Card in words duly certified by Superintendent of Land Records (SLR) for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. before requesting Occupation Certificate for Sale Bldg.
- 4) The separate mutation entry for the right of way if applicable shall be reflected in the P.R. Card before requesting OCC of last Sale Building.
- 5) a) In case of S.R. Scheme on Public Land i.e. State Govt./MHADA/MCGM, lease deed for rehab component and sale component shall be executed as per provisions of section 15A of slum Act.

b) In case of S.R. Scheme on Private land, conveyance deed for rehab component shall be executed before requesting OCC of Sale building and conveyance deed of sale component shall be executed as per provisions of MOFA.
- 6) That you shall display bilingual sign board on site before requesting Plinth C.C. and painting of SRA Logo before requesting O.C.C. of rehab building.
- 7) That the developer shall ensure that water connection to the rehab building is obtained within one month from date of OCC. Certificate of water connection obtained shall be submitted to this office before requesting any further approvals in the scheme thereafter.

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- 8) That the defect liability period for rehab/composite building will be 3 years from the date of issuing OCC and any repairs/rectification required during this period shall 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.
- 9) 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 requesting of Occupation Certificate of rehab building/ Composite building.
- 10) That required drains shall be laid internally with C.I. pipes.
- 11) That the dustbin shall be provided as per requirement of MCGM.
- 12) That carriage entrance shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 13) That the Architect shall submit the debris removal certificate.
- 14) That 10'-0" wide paved pathway up to staircase shall be provided.
- 15) 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.
- 16) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 17) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 18) That the N.O.C. from the A.A. & C. 'P/N' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) 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.
- 20) That the Building Completion Certificate in prescribed Proforma as per DCPR 2034 certifying work carried out as per specification shall be submitted.
- 21) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 22) That you shall submit the completion certificate from the following concerned Authority.

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1. E.E. (Road Const.) of MCGM
 2. E.E. (SWD) of MCGM
 3. E.E. SP (P&D) of MCGM
 4. CFO.
 5. BEST/Reliance Energy / Concerned electric supply co.
 6. E.E. (M&E) of MCGM
 7. Tree Authority of MCGM
- 23) 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.
- 24) That you shall agree to submit Registered undertaking stating therein that, the adequate safety shall be taken during entire construction activity as per the recommendation of registered structural consultant or and other consultant required as per specific site conditions & the entire responsibility in this regards shall be vest with developer, before asking Full OCC to Rehab wing B.

Manoj
04.03.2021

Executive Engineer
Slum Rehabilitation Authority

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 or policy prescribed by SRA from time to time.
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.

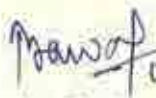
Manoj
04.03.2021

Executive Engineer
Slum Rehabilitation Authority

NOTES

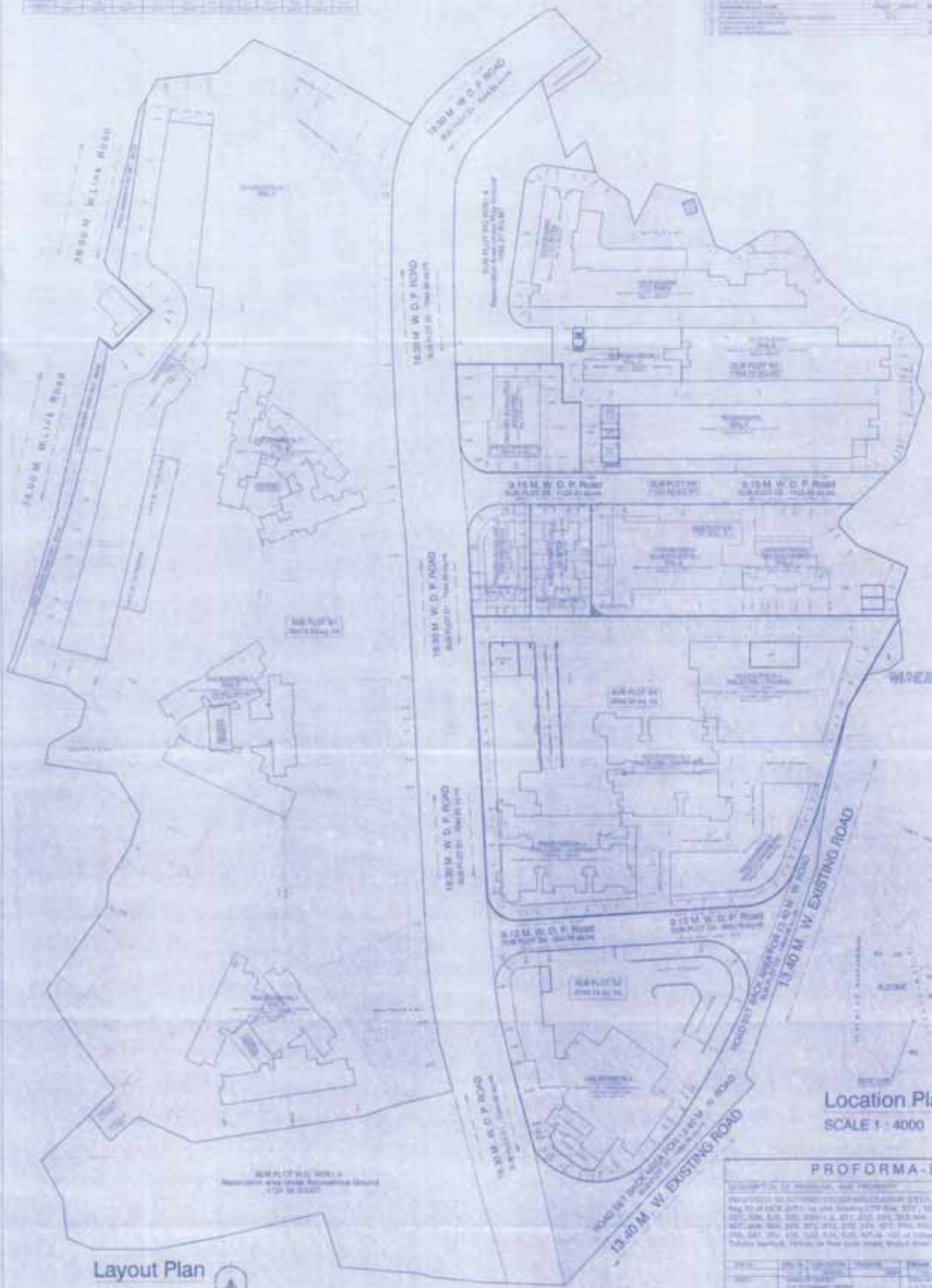
- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (12) 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 asphalling, 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 naharis 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.


04.03.2021
Executive Engineers, (S.R.A.)

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Layout Plan
SCALE 1 : 500

Location Plan
SCALE 1 : 4000

PROFORMA - B

Prepared by: [Signature]

Checked by: [Signature]

Approved by: [Signature]

Date: [Date]

Project Name: [Project Name]

Site Name: [Site Name]

Scale: [Scale]

Sheet No: [Sheet No]

Project No: [Project No]

Client: [Client Name]

Location: [Location]

Prepared by: [Signature]

Checked by: [Signature]

Approved by: [Signature]

Date: [Date]

Project Name: [Project Name]

Site Name: [Site Name]

Scale: [Scale]

Sheet No: [Sheet No]

Project No: [Project No]

Client: [Client Name]

Location: [Location]