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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/~~ PN/PVT/0.170/20.1506.10/AR/S

19 JAN 2018

(Sale Building- 2)

To,

M/s. Dynamix Contractors and Builders Pvt Ltd

Dynamix House, Yashodham, Gen A.K. Vaidya Marg,
Goregaon (E), Mumbai- 400 063.

With reference to your Notice, letter No. 3129 dated 08/12/2017 and delivered on 08/12/2017 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No 845 (pt) of village Malad at Malad (E)

furnished to me under your letter, dated 08/12/2017 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 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


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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- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - i) Not misusing part/pocket terrace/Free of FSI.
 - ii) Not misusing stilt.
 - iii) Not misusing Refuge Area.
 - iv) To demolish the excess area if constructed beyond permissible F.S.I.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr. No.	NOC's	Stage of Compliance
1	H.E. from MCGM.	Before Plinth C.C.
2	Tree Authority.	Before Plinth C.C.

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3	Dy. Ch. Eng. (SWD) - W.S. Regarding Internal SWD.	Before Further C.C.
4	Dy. Ch. Eng.(S.P.) (P & D).	Before Plinth C.C.
5	Dy. Ch. Eng.(Roads)-W.S.	Before Plinth C.C.
6	P.C.O.	Before Plinth C.C.
7	BEST/ TATA/ Reliance Energy /MSEB/ Electric Co.	Before Further C.C.
8	Civil Aviation Authority	Before Plinth C.C.
9	E.E. (T & C) of MCGM for Parking Layout.	Before Plinth C.C.
10	CFO.	Before Plinth C.C.
11	M.O.(E & F)	Before C.C. beyond 20000 sq. mt. of constructed.
12	Ch. Eng. (M & E)	Before Further C.C.

- 14) 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.
- 15) That the individual consent agreements of eligible slum dwellers shall be submitted.
- 16) That the registration of Society shall be submitted.
- 17) That the C.C. shall be released as per the co-relation Rehab BUA & PRC in words policy as may be decided by SRA.
- 18) That you shall submit the Registered Undertaking from developer for executing Tripartite agreement between Developer, Society & service providers for electro mechanical maintenance of lifts, pumps, fire fighting devices, etc. & at the cost of Developer for period of 10 years for composite Building.
- 19) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/Structural Engineer, Geo tech Consultant towards workers, occupants, adjoining structures etc. and you & your concerned team shall be responsible for safety.
- 20) That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

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

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.
- 5) That you shall submit NOC from Civil Aviation department.
- 6) That you shall submit the NOC from High rise committee before approval of plans beyond 70 mt. height.

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 street lights 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.