

37

725

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2818/T/STGL & MHL/AP

Sub: Further C.C. for Wing - B, C & part of Sale Wing-D of Building No. 1 (Composite Building) in Slum Rehabilitation Scheme on plot bearing C.T.S. No. 889 (pt.) of village Mulund, situated at Dr. Rajendra Prasad Road, Mulund (West), Mumbai M.S.D. for Kadampada Co-op Housing Society Ltd.

Architect	Mr. Ketan Musale of M/s. DOT Architects
Developer	M/s. Malde Properties Pvt. Ltd.
Society	"Kadampada Co-op Housing Society Ltd."

Architect Mr. Ketan Musale of M/s. DOT Architects has submitted application vide pages 675-677 for further C.C. of Wing - B, C & D of building No. 1 (Composite Building) on behalf of M/s. Malde Properties Pvt. Ltd. on 28/08/2017 along with the compliance report of balance LOI, IOA, plinth C. C. & Further C.C. conditions at pages 679 - 685 and has requested to grant the same.

BRIEF HISTORY:

The LOI for the S. R. Scheme is approved vide under no. SRA/ENG/2064/T/STGL & MHL/LOI dated 20/01/2012 with the sanctioned FSI of 3.06. The LOI was further revalidated on 04/06/2012 for 6 months i.e. from 19/04/2012 to 18/10/2012.

The Building wise details of approval and the stages are tabulated as below:-

Sr. No.	Building no.	Approvals			
		IOA	Amended Plan	Plinth C.C	Further C.C
1.	Building no. 1 (Wing-A, B, C & D, Composite building).	20/11/2015	----	16/03/2016	----
2.	Building no. 2 (Sale building).	28/02/2014	02/09/2014	27/02/2015	04/02/2016 & 13/02/2017
3.	Building no. 3 (Rehab building).	15/09/2012	----	10/05/2013	15/07/2014
4.	Layout	28/02/2014	----	----	----

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Mahesh Shete

Reference is please requested to the compliance report of balance LOI, IOA, plinth C.C. & further C.C. conditions submitted by Architect at pages 679-685.

The compliance of the LOI conditions dated 20/01/2012 is as below:-

Sr. No.	Conditions	Compliance
18.	That you shall get D. P. Road / set back land demarcated from A. E. (Survey)/ D.P. / T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate of that effect shall be obtained and submitted in the scheme.	Complied with copy of road demarcation as at pages 453-455. Also the developer will be insisted to hand over and transfer the ownership of the road in the name of MCGM before granting CC to the last 25% of Sale BUA in the S.R. Scheme under reference for which E.E. (SRA) E.S. has already granted approval vide para sidelined and marked as 'A' of plinth CC report of building no. 2.
19.	That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and 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/cleaning of structures on plot before requesting C.C. of sale bldg.	Partly complied with. The plot boundary demarcation from concerned CTSO is complied with at pages 225-229. However, the compound wall is not constructed to the entire portion due to the space constraints. The developer has submitted registered undertaking at page 355-365 for maintaining open spaces as per the approved plans E.E. (SRA) E.S.'s approval to insist the same before granting OCC to sale building in the S.R. scheme under reference is obtained vide para sidelined and marked as 'B' of plinth CC report of building no. 2.

42x

22.	That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)	
	(1) A.A. & C, T' Ward.	Complied with at page 215 and the same is paid upto 31/3/2016 & for the current year will be insisted in due course.
	(2) H.E.	Complied with as at page 249.
	(3) C.F.O.	Complied with as at pages 619-639.
	(4) Tree Authority,	Complied with at page 211-213.
	(5) Dy.Ch. Eng. (SWD) E.S.	Architect vide his representation as at pages 679-685 has stated that as per circular no. CHE/DP/49/Gen/2015-16 dated 02/12/2015 by MCGM for Ease of doing business the consultants remarks are at pages 641-651.
	(6) Dy.Ch. Eng. (S.P.) (P & D).	Architect vide his representation as at pages 679-685 has stated that as per circular no. CHE/DP/49/Gen/2015-16 dated 02/12/2015 by MCGM for Ease of doing business the consultants remarks are at pages 653 - 671.
	(7) Dy.Ch. Eng. (Roads) E.S.	Complied with as at page 195 - 197.
	(8) P.C.O. T' Ward.	Complied with at page 259-263.
	(9) BEST	Architect vide his representation as at page 679-685 has stated that

Mahesh Shete

		this condition is not applicable since the concerned electric supply company is MSEB.
	(10) M.T.N.L. - Mumbai	Not complied with. Architect vide his representation as at page 679-685 has informed that he has already applied for the NOC from the concerned department. However, the same is awaited. He has further stated that he will submit the same before OCC of the said building under reference. As such the same will be insisted before granting OCC to said building in the S.R. Scheme under reference for which E.E. (SRA) E.S.'s approval is obtained vide para sidelined and marked as 'C' in plinth CC report of building no. 2.
	(11) MSEB	Complied with at page 457.
	(12) Civil Aviation Authority	Architect has submitted remarks from A.E. (Survey) regarding Site Elevation is at page 239-243 therein, the permissible height from A.M.S.L. is 152.00Mt. Level of the plot from A.M.S.L. is 26.80 Mt. Hence the maximum permissible height of building is 125.20 Mt. The proposed height of the building including LMR & OHT is 37.65 Mt. Which is within the permissible limit, this condition is not applicable.
	(13) Ch. Eng (M&E)	Complied with as at page 517 - 569.

	(14) E.E. (T&C)	Complied with as at page 571 - 581.
25.	That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly 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 program. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.	Architects plinth completion certificate is at page 687. Site supervisor's plinth completion certificate is as at pages 689-695. Structural Engineers plinth completion certificate is as at page 699. Project management consultant's plinth completion certificate is as at page 705-707. Third party quality Auditor's plinth completion certificate is as at page 709-713.
37.	That you submit the NOC from required area and location for installation of telephone concentrators room as per requirements of MTNL before asking for further C.C. to sale wings.	Same as LOI condition no. 22 (10).
46.	That you shall pay total amount of Rs. 42,80,000/- towards deposit to be kept with SRA at the rate of 20,000/- per tenement and total amount of Rs. 46,09,000/- @ Rs. 560/- per sq. Mts. towards Infrastructure development charges.	Payment due at this stage is worked out & same will be recovered <u>before issue</u> if any.
47.	That you shall pay development charges as per Clause 124E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.&T.P. Act.	Payment due at this stage is worked out & same will be recovered <u>before issue</u> if any.
55.	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.	Architect vide his representation as at page 679-685 has stated that, this condition will be complied with before OCC of the said building in the S R Scheme under reference, for which E.E.(SRA) E.S.'s approval is already obtained vide para sidelined and marked as 'D' of plinth CC report of sale building.



Mahesh Shete

57.	That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.	Architect vide his representation as at page 679-685 has stated that the existing stand post water connections are already disconnected on site & the dues are already paid to MCGM.
62.	The developer/ Society shall pay premium at the rate of 25% in terms Ready Reckoner as per the Govt. notification issued u/no TPB / 4308 / 897 / CR-145 / 08/UD-11 of 16/04/2008 in respect of slum rehabilitation scheme being undertaken on land belonging to Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in the Govt. Order u/no. झोपयो २००८/प्र.क्र.२३६/झोपुस -१ दिनांक-०२/०७/२०१०	Complied with at pages 715-719.
71.	As per Circular No. 130, cess of one percent total cost of construction (excluding land cost) shall be paid before grant of C.C.	Payment due at this stage is worked out & same will be recovered <u>before issue</u> if any.

Compliance of balance IOA conditions dated 28/02/2014

A-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.	Complied with at page 217 and 715-717.
A-14	That you shall submit the NOCs and final compliance, as applicable from the following concerned authority.	
	1) A.A.& C T' Ward	Complied with at page 215 and the same is paid upto 31/3/2016 & for the current year will be insisted in due course.
	2) H.E. from MCGM	Complied with at page 249.
	3) Tree Authority	Complied with at page 211-213.
	4) Dy. Ch. Eng.(SWD) E.S.	Same as LOI condition no. 22 (5) of this report.
	5) Dy. Ch.E.(S.P.) (P & D)	Same as LOI condition no. 22 (6) of this report.
	6) Dy. Ch. Eng. (Roads) E.S.	Complied with at pages 195-

		197.
	7) P.C.O	Complied with at page 259-263.
	8) B.S.E.S./Reliance Energy/Electrical	Complied with at page 457.
	9) M.T.N.L. - Mumbai	Same as LOI condition no. 22 (10) of this report.
	10) Civil Aviation Authority	Same as LOI condition no. 22 (12) of this report.
	11) E.E. (M & E) of MCGM	Complied with at pages 517-569.
	12) E.E. (T & C) of MCGM for parking Layout	Complied with at page 571-579.
	13) C.F.O. NOC	Complied with at page 619-639.

Compliance before Further CC

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).	Complied with as at page 701-703.
2	That the stability certificate for the work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.	Complied with as at page 697.
3	That the quality of construction work of building shall be strictly monitored by the concerned Architect, Site supervisor, Structural engineer, Third party quality Auditor and Project Management Consultant. The periodic report as regards to the quality of work shall be submitted by Architect along with test results.	Same as LOI condition no.25 of this report.
4	That you shall submit P.R card with area mentioned in words duly certified by superintendent of land Records of amalgamated/ sub divided plots. before requesting C.C. for last 25% of Sale BUA..	Noted by Architect vide his representation as at page 679-685.

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Mahesh Shete

In view of above, E.E. (SRA) III's approval is requested to grant further C.C. upto full height i.e. Ground + 1st to 10th upper floors (32.65 Mtrs.) including LMR & OHWT of Wing - 'B' & 'C' and upto top of Ground floor of Wing - 'D' (i.e. 3.50 Mtrs.) of building no. 1 (Composite building) as per approved plans dated 20/11/2015.

Submitted for approval please.

Mahesh Shete
15/09/2017
S.E. (SRA) T'

A.E. (SRA) T'

"X" above is approved as proposed.

E.E. (SRA) - III

dealy

21.09.17

✓ S.E. / T. Ward