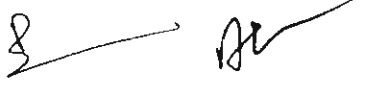


SBI  
HLST

in DPA



To,  
Mohit Upadhyay (Manager Builder Relation)  
State Bank of India  
RBO Worli Mumbai

Ref. No. AGM-HLS/BP/2023-24/02  
Date: 25.08.2023

Dear Sir / Madam,

**SBI builder tie-up return of APF file**  
**Builder Name - M/s. Dotom Real Estate**  
**Project - "Sapphire-Dotom Isle" RERA No: P51800051190**

We are returning your project "Sapphire-Dotom Isle" file due to incomplete documents and data. In this regard we request you arrange the following documents and re-login the APF file with complete documents and data as requested below.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder:

1. Board Resolution Copy /POA/ Authority letter to sign the application (on letter head) ✓
2. ~~Duly~~ filled Builder Profile (as per the attached format along with detail of latest 2 ✓  
completed residential projects by the builder or group of company with OC dates.)
3. Details of units / Business letter (On letter head)

• Total No. of Flats:
• Total No. of Flats Sold :
• Total No. of Cash Sold :
• Total No. of Home Loans done by SBI :
• <del>Total No. of Home Loans done by other banks:</del>
• Remaining Units where bookings are done & loan is required

4. Notarized Affidavit (as per attached format) ✓
5. KYC of Individuals: Second Partner copy of PAN card and AADHAR card
6. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
7. Screen shot of home page of builder's website.
8. ~~Copy~~ Copy of External rating from CRISIL / ICRA etc, ✓
9. ~~Copy~~ Copy of Membership of Industry body like MCHI, CREDAI, ISO certification ✓
10. ~~Copy~~ Copy of Indenture of Mortgage ( If Project finance availed)
11. ~~A~~ A letter from Chartered Accountant certifying investment of the builder / promoters (minimum 15% ) in the Project.
12. ~~AI~~ AI: Airport Authority of India- NOC
13. Water NOC ✓
14. Pollution NOC ✓
15. TIR of Land / Project prepared by Advocate of Builder.
16. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project (if any)

17. ~~Cost~~ sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Requirement from sourcing entity.

1. Site Inspection Report along with selfie photos (on latest 10 points format by sourcing entity).
2. ~~KYC~~ Verified with Original: second partner individual KYC to be verified with original

Yours faithfully,

Assistant General Manager(HLS)

SBI builder tie-up return of APF file Builder Name - M/s. Dotom Real Estate Project - "Sapphire-Dotom Isle" RERA No: P51800051190

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Mon 28-08-2023 12:57

To: Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

Cc: AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

Dear Sir / Madam,

**SBI builder tie-up return of APF file**  
**Builder Name - M/s. Dotom Real Estate**  
**Project - "Sapphire-Dotom Isle" RERA No: P51800051190**

We are returning your project "Sapphire-Dotom Isle" file due to incomplete documents and data. In this regard we request you arrange the following documents and re-login the APF file with complete documents and data as requested below.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder:

1. Board Resolution Copy /POA/ Authority letter to sign the application (on letter head).
2. Duly filled Builder Profile (as per the attached format along with detail of latest 2 completed residential projects by the builder or group of company with OC dates.)
3. Details of units / Business letter. (On letter head)

- Total No. of Flats:
- Total No. of Flats Sold :
- Total No. of Cash Sold :
- Total No. of Home Loans done by SBI :
- Total No. of Home Loans done by other banks :
- Remaining Units where bookings are done & loan is required :

1. Notarized Affidavit (as per attached format).
2. KYC of Individuals: Second Partner copy of PAN card and AADHAR card
3. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
4. Screen shot of home page of builder's website.
5. Copy of External rating from CRISIL / ICRA etc,
6. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification
7. Copy of Indenture of Mortgage ( If Project finance availed)
8. A letter from Chartered Accountant certifying investment of the builder / promoters (minimum 15% ) in the Project.
9. AAI: Airport Authority of India- NOC
10. Water NOC
11. Pollution NOC
12. TIR of Land / Project prepared by Advocate of Builder.
13. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)
14. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Requirement from sourcing entity:

1. Site Inspection Report along with selfie photos (on latest 10 points format by sourcing entity).
2. KYC Verified with Original: second partner individual KYC to be verified with original

Regards ,

**Chief Manager**  
**Builder Relation Team**  
**Home Loans Sales Department**  
**State Bank Of India**

Fw: SBI builder tie-up return of APF file Builder Name - M/s. Dotom Real Estate Project - "Sapphire-Dotom Isle" RERA No: P51800051190

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Sat 16-09-2023 15:38

To: Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

Cc: AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

*Dear Sir/Madam,*

Thank you for relin the file to BRT @LHO, with referance to above mentioned project after scrutnising file, we found following discrubby in APF file.

**REQUIRMENT FROM BUILDER: 10**

1. Board Resolution Copy /POA/ Authority letter to sign the application *(on letter head)*.
2. Details of units / Business letter. (On letter head)
  - Total No. of Flats:
  - Total No. of Flats Sold:
  - Total No. of Cash Sold:
  - Total No. of Home Loans done by SBI:
  - Total No. of Home Loans done by other banks :
  - Remaining Units where bookings are done & loan is required :
3. KYC of Mr. Niraj Jagda: Copy of PAN card and AADHAR card
4. Address proof of Business (Electricity Bill, Tel Bill, and Rent Agreement in the name of firm).
5. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.
6. Airport Authority of India- NOC (if applicable), (if aviation NOC is not applicable, declaration stating zone of aviation with height of the structure on builders letter head signed by authorized signatory).
7. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)

**REQUIRMENT FROM SOURCING ENTITY:**

1. Site Inspection Report along with selfie photos (on latest 10 points format by souring entity).

Regards ,

**Chief Manager  
Builder Relation Team  
Home Loans Sales Department  
State Bank Of India**

Local Head Office (Mumbai Metro), "Synergy"  
5th Floor, C-6, "G" Block,  
BKC, Bandra (East) Mumbai-400 051

Local Head Office (Mumbai Metro), "Synergy"  
5th Floor, C-6, "G" Block,  
BKC, Bandra (East) Mumbai-400 051

---

From: CMPAC LHOMUM

Sent: 28 August 2023 12:57

To: Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

Cc: AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

Subject: SBI builder tie-up return of APF file Builder Name - M/s. Dotom Real Estate Project - "Sapphire-Dotom Isle" RERA No: P51800051190

Dear Sir / Madam,

**SBI builder tie-up return of APF file**

**Builder Name - M/s. Dotom Real Estate**

**Project - "Sapphire-Dotom Isle" RERA No: P51800051190**

We are returning your project "Sapphire-Dotom Isle" file due to incomplete documents and data. In this regard we request you arrange the following documents and re-login the APF file with complete documents and data as requested below.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder:

1. Board Resolution Copy /POA/ Authority letter to sign the application (on letter head).
2. Duly filled Builder Profile (as per the attached format along with detail of latest 2 completed residential projects by the builder or group of company with OC dates.)

3. Details of units / Business letter. (On letter head)

- |   |
|---|
| <ul style="list-style-type: none"><li>• Total No. of Flats:</li><li>• Total No. of Flats Sold :</li><li>• Total No. of Cash Sold :</li><li>• Total No. of Home Loans done by SBI :</li><li>• Total No. of Home Loans done by other banks :</li><li>• Remaining Units where bookings are done &amp; loan is required :</li></ul> |
|---|

1. Notarized Affidavit (as per attached format).
2. KYC of Individuals: Second Partner copy of PAN card and AADHAR card
3. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
4. Screen shot of home page of builder's website.
5. Copy of External rating from CRISIL / ICRA etc,
6. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification

7. Copy of Indenture of Mortgage ( If Project finance availed)
8. A letter from Chartered Accountant certifying investment of the builder / promotors (minimum 15% ) in the Project.
9. AAI: Airport Authority of India- NOC
10. Water NOC
11. Pollution NOC
12. TIR of Land / Project prepared by Advocate of Builder.
13. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)
14. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Requirement from sourcing entity:

1. Site Inspection Report along with selfie photos (on latest 10 points format by sourcing entity).
2. KYC Verified with Original: second partner individual KYC to be verified with original

Regards ,

**Chief Manager  
Builder Relation Team  
Home Loans Sales Department  
State Bank Of India  
Local Head Office (Mumbai Metro), "Synergy"  
5th Floor, C-6, "G" Block,  
BKC, Bandra (East) Mumbai-400 051**

# DOTOM REAL ESTATE

H/O: Gr. Floor, Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400 051



The Assistant General Manager (HLS Marketing),  
Home Loan Sales Department,  
State Bank of India,  
Mumbai LHO

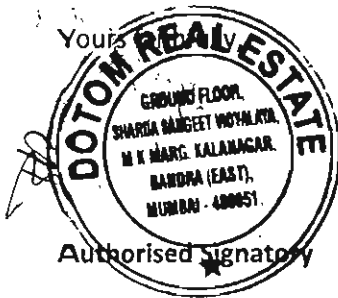
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Dear Sir,

## REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: SAPPHIRE – DOTOM ISLE

1. We M/s Dotom Real Estate, a Firm, having its registered office at Ground Floor, Sharda Sangeet Vidyalaya, MK Marg, Kalanagar, Bandra East, Mumbai 400 051, are willing to enter into a Tie-up arrangement with your Bank for our Project "Sapphire- Dotom Isle", situated at Bhoomi Park Road, Next to Bhoomi Mart, Jankalyan Nagar, Opp. Billabong International School, Malad West, Mum – 95.
2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to:  
(a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank, (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours



Dotom Real Estate



# DOTOM REAL ESTATE

H/O: Gr. Floor, Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400 051



# SAPPHIRE

Malad West

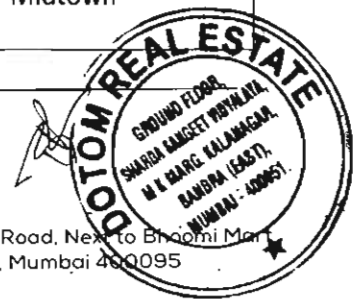
INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD				
Sr. No.	Parameter	Particulars		
1	Name of the Builder	DOTOM REAL ESTATE		
2	Registered Address	Dotom Realty, Ground Floor, Sharda Sangeet Vidyalaya, MK Marg, Kalanagar, Bandra East, Mumbai 400 051		
3	Address for correspondence	Dotom Realty, Ground Floor, Sharda Sangeet Vidyalaya, MK Marg, Kalanagar, Bandra East, Mumbai 400 051		
4	Contact Person Name, Mob.No. Email id	Mehul Jain mehul@dotomrealty.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any	www.dotomrealty.com		
6	Date of establishment	2021		
7	Constitution	Partnership Firm		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification			
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Manoj Vishwakarma		Architect	He has been in the architectural field for the last 1½ decade and a successful property developer for the last 8 years.
2	Niraj Jagda		Masters in Management	He has experience of over 9 years.
11	Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name		Dotom Isle – Phase I 2 Wings	Blumen	71-Midtown



+91 920-909-0005

Dotomsapphire.com | DotomRealestate.com

Site Address: Dotom Isle, on Bhoomi Park Road and Jankalyan-Charkop Road, Next to Bhoomi Mall and Durga Temple, Opposite Billabong International School, Malad West, Mumbai 400095



# DOTOM REAL ESTATE

H/O: Gr. Floor, Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400 051



# SAPPHIRE

Malad West

Location	Malad W	Vikhroli W	Chembur
Whether approved by SBI?	Yes	Yes	Yes
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	Yes HDFC, LICHL, Tata capital, etc	Yes HDFC, LICHL, Bajaj, BOM, etc	Yes HDFC, Axis, ICICI, etc
Month & Year of Commencement of Construction	May 21	Oct 17	June 21
Present Status (Completed/Partially completed)	Completed on ____ NA ____	Partially Completed Mar 22	Completed on ____ NA ____
	0 Phases completed. Full completion expected by  Dec 2024	1 Phase completed. Full completion expected by  June 2024	0 Phases completed. Full completion expected by  Dec 2024
Total built up area of the project,	395887.54 Sq. Ft.	291907 Sq Ft	396558 Sq Ft
Number of floors	22	22	23
No. of Dwelling Units in the project	142	335	367
No. of units sold in the project	132	316	196
Hsg. Loan taken Through SBI (No. of flats)			
Date of Occupancy Certificate	-	A & B Wing 04/03/2022	-
Date of conveyance			

12	Details of the Present Project
Project Name	SAPPHIRE – DOTOM ISLE
Location with Survey Nos.	Bhoomi Park Road, Next to Bhoomi Mart, Jankalyan Nagar, Opp. Billabong International School, Malad West, Mum – 95 6A pt, 263 pt at Malvani
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	NA
Status of encumbrance of the project land	



+91 920-909-0005

Dotomsapphire.com | DotomRealestate.com

Site Address: Dotom Isle, on Bhoomi Park Road and Jonkalyan-Charkop Road. Next to Bhoomi Mart and Durga Temple. Opposite Billabong International School, Malad West, Mumbai 400095

# DOTOM REAL ESTATE

H/O: Gr. Floor, Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400 051



# SAPPHIRE

Malad West

If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	In process
Month & Year of Commencement of Construction	Aug 2023
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	Phase I : Wing R & S (Coral) 22 Floors Est Completion: Dec 2024 Phase II : Wing T (Sapphire) 29 Floors Est Completion: Oct 2027
Total carpet area of the project, in Sq. Mt.	10924 Sq Mt.
No. of Dwelling Units in the project	211
No. of units sold in the project	10
Details of Development Agreement and POA if any	
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC Received

13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	112	74 lakhs	81 Crs
2 BHK	90	1.1 Cr	97 Crs
Shops	9	80 lakhs	8 Crs
Total Project Value		Rs. 186 Crs	

14 Whether credit facility enjoyed With any bank	NA
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15. Detail of RERA Collection A/c. Account Name: Account Type: Account Number : Bank / Branch : IFSC code	DRE Dotom Isle – Sapphire Master Collection Account 123105004521 ICICI Bank, Hallmark Plaza, Bandra East ICIC0001231
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Signature with stamp of Authorized person



+91 920-909-0005

Dotomsapphire.com | DotomRealestate.com

Site Address: Dotom Isle, on Bhoomi Park Road and Jankalyan-Charkop Road, Next to Bhoomi Mart and Durga Temple, Opposite Billabong International School, Malad West, Mumbai 400095

# Kadam & Company

Advocates

305/306, 3rd Floor, Yusuf Building, M. G. Road, Fort, Mumbai - 400 001.  
Tel.: 2284 3995 • Telefax : 2284 3994 • Email : advocates@kadam.co

To  
The MahaRERA  
Housefin Bhavan,  
Plot No C-21, E-Block,  
Bandra-Kurla Complex,  
Bandra (East),  
Mumbai 400 51.

## LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to all that piece and parcel of land bearing:

- (i) Survey No. 263, corresponding CTS No. 6A (Pt) admeasuring 23,122.00 Sq. Mtrs. of Village: Malvani, Taluka: Borivali, District: Mumbai Suburban (briefly "the First Plot"); and
- (ii) Survey No. 263, corresponding CTS No. 6A (Pt) admeasuring 903.00 Sq. Mtrs. of Village: Malvani, Taluka: Borivali, District: Mumbai Suburban (briefly "the Second Plot"), both situated at Bhoomi Park Road, Opp. Billabong International School, Malad (West), Mumbai 400 095 (hereinafter collectively referred to as "the said Plot").

Project: Dotom Isle

Building: "Sapphire" of the Project Dotom Isle

-----

We have investigated the title of the said Plot on the request of the Promoter M/S DOTOM REALESTATE and the following documents i.e.:

- 1 Description of the property:
  - (i) ALL THAT piece and parcel of land bearing Survey No. 263, corresponding CTS No. 6A (Pt) admeasuring 23,122.00 Sq. Mtrs. of Village: Malvani, Taluka: Borivali, District: Mumbai Suburban (briefly "the First Plot"); and
  - (ii) Survey No. 263, corresponding CTS No. 6A (Pt) admeasuring 903.00 Sq. Mtrs. of Village: Malvani, Taluka: Borivali, District: Mumbai Suburban (briefly "the Second Plot"); both situated at Bhoomi Park Road, Opp. Billabong International School, Malad (West), Mumbai 400 095.
- 2 The documents of allotment of the said Plot:



W

- (a) Government of Maharashtra Notification dated 23<sup>rd</sup> August, 2000 and 7<sup>th</sup> September, 2000 under Section 4 of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971.
- (b) Development Agreement dated 7<sup>th</sup> September, 1999 executed between Shakti SRA Co-op. Hsg. Soc. Ltd. (Proposed) and Shakti Property Developers Pvt. Ltd.
- (c) Power of Attorney dated 9<sup>th</sup> September, 1999 executed by Shakti SRA Co-op. Hsg. Soc. Ltd. (Proposed) in favour of Shakti Property Developers Pvt. Ltd.
- (d) Registration Certificate of Shakti SRA Co-op. Hsg. Soc. Ltd.
- (e) Letter of Intent bearing No. SRA/ENG/425/PN/GL/LOI dated 18<sup>th</sup> May, 2001.
- (f) Revised Letter of Intent bearing No. SRA/ENG/425/PN/STGL/LOI (REV) dated 18<sup>th</sup> June, 2012.
- (g) Revised Letter of Intent bearing No. SRA/ENG/425/PN/STGL/LOI (REV) dated 5<sup>th</sup> June, 2017.
- (h) Joint Development Agreement dated 22<sup>nd</sup> March 2010 between Shakti Property Developers Pvt. Ltd. and Kamala Mills Ltd.
- (i) Supplementary Agreement dated 11<sup>th</sup> March 2015 between Shakti Property Developers Pvt. Ltd. and Kamala Mills Ltd.
- (j) Development Agreement dated 27<sup>th</sup> August, 2019 executed between Kandivali Bharatratna Dr. Babasaheb Ambedkar SRA Co-Operative Housing Society (Proposed) and Shakti Property Developers Pvt. Ltd.
- (k) Power of Attorney 27<sup>th</sup> August, 2019 executed by Kandivali Bharatratna Dr. Babasaheb Ambedkar SRA Co-Operative Housing Society (Proposed) in favour of Shakti Property Developers Pvt. Ltd.
- (l) Deed of Cancellation dated 19<sup>th</sup> August, 2020 between Shakti Property Developers Pvt. Ltd. and Kamala Mills Ltd.
- (m) Deed of Cancellation dated 26<sup>th</sup> March, 2021 between Shakti Property Developers Pvt. Ltd. and West Central Realtors LLP of the Term Sheet dated 25<sup>th</sup> October, 2020.
- (n) Joint Development Agreement dated 7<sup>th</sup> September, 2021 between Shakti Property Developers Pvt. Ltd. and M/s Dotom Realestate.
- (o) Power of Attorney dated 7<sup>th</sup> September, 2021 from Shakti Property Developers Pvt. Ltd. to M/s Dotom Realestate and its partners.



*Continuation Sheet .....*

- (p) Letter of Intent bearing No. SRA/ENG/425/PN/STGL/LOI dated 1<sup>st</sup> November, 2021.
- (q) Revised Letter of Intent bearing No. SRA/ENG/425/PN/STGL/LOI dated 6<sup>th</sup> April, 2023.
- 3 Latest Property Register Card issued by the office of the City Survey & Land Records, Mumbai City.
- 4 Search Report for 39 years from the year 1985 to 2023.
- 2 On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Plot we are of the opinion that the title of the Promoter **M/S DOTOM REALESTATE** is clear, marketable and without any encumbrances.
- 1 Owner of the said Plot : State of Maharashtra – Survey No. 263. CTS No. 6A (Pt)
- 2 Promoter : M/s Dotom Real Estate
- 3 Co-Promoter : Shakti Property Developers Pvt. Ltd.
4. Qualifying comments/remarks, if any : As mentioned in Annexure
3. The report reflecting the flow of title of the owner and promoter on the said Plot is enclosed herewith as annexure.

Encl.: Annexure

Date: 27<sup>th</sup> April, 2023

  
**KADAM & COMPANY**  
Advocates  


ANNEXURE

Report reflecting the flow of the title of the Owner and the Promoter

1. For the purpose of this Report, we have relied on:
  - (a) Copies of documents of allotment of the said Plot;
  - (b) Search Reports dated 10<sup>th</sup> May, 2021, 28<sup>th</sup> October, 2021 and 26<sup>th</sup> April, 2023;
  - (c) Property Register Card; and
  - (d) Information provided by the Promoter.
  
2. Flow of Title as reflected in the documents of allotment of the said Plot, Search Report and entries in the Property Register Card:
  - (a) As per the entries in the Property Register Card, the State of Maharashtra is the owner of the said Plot.
  
  - (b) Vide Notifications dated 23<sup>rd</sup> August, 2000 and dated 7<sup>th</sup> September, 2000 the State of Maharashtra declared the First Plot and the Second Plot, respectively, as slum under Section 4 of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971. Being slums, the First Plot and the Second Plot qualify for implementation of Slum Rehabilitation Scheme (briefly "**the SR Scheme**") under Regulation No. 33(10) r/w Appendix-IV of the Development Control Regulations for Greater Mumbai, 1991 (now repealed) and as replaced by Regulation No. 33(10) of the Development Control & Promotion Regulations for Greater Mumbai, 2034 (briefly "**the DCR 33(10)**").
  
  - (c) There were 1073 hutments on the First Plot. Dwellers of the said hutments have formed themselves into a co-operative housing society known as the "**SHAKTI SRA CO-OPERATIVE HOUSING SOCIETY LIMITED**" bearing Registration No. MUM (SRA)/HSG. (TC)/10589-Year 2001 (briefly "**the said Shakti Society**").



- (a) Under a Development Agreement dated 7<sup>th</sup> September, 1999 between the said Shakti Society (then proposed) and Shakti Property Developers Pvt. Ltd. (briefly "**the said Shakti Developers**"); the said Shakti Society entrusted to the said Shakti Developers the development rights of the First Plot for implementing SR Scheme thereon under the DCR 33(10) (as it was then in force).
- (e) In furtherance to the above Development Agreement the said Shakti Society (then proposed) executed in favour of the said Shakti Developers a Power of Attorney dated 9<sup>th</sup> September, 1999 for implementing SR Scheme on the First Plot.
- (f) The Slum Rehabilitation Authority (briefly "**the SRA**") issued Letter of Intent bearing No. SRA/ENG/425/PN/GL/LOI dated 18<sup>th</sup> May, 2001, as revised vide No. SRA/ENG/425/PN/STGL/LOI (REV) dated 18<sup>th</sup> June, 2012 and vide No. SRA/ENG/425/PN/STGL/LOI (REV) dated 5<sup>th</sup> June, 2017 (collectively "**the said LOI**") in favour of the said Shakti Developers and the said Shakti Society, thereby approving implementation of SR Scheme on the First Plot.
- (g) By and under a Joint Development Agreement dated 22<sup>nd</sup> March 2010 executed between the said Shakti Developers and Kamala Mills Ltd. (briefly "**Kamala**"), which was registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BDR-16-9305 of 2010; and a Supplementary Agreement dated 11<sup>th</sup> March 2015 executed between the same aforesaid parties, which was registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BRL-9-1422-2015 the said Shakti Developers and Kamala had agreed to jointly implement the SR Scheme of the First Plot on the terms and conditions agreed between them.
- (h) Pursuant to the above agreements the said Shakti Developers and Kamala partly completed the SR Scheme of the First Plot to the following extent.





- (ii) they completed construction of 06 out of 07 Rehab Buildings i.e. Building Nos. 1 to 4, 6 & 7 (briefly "the Completed Rehab Wings") with the Occupation Certificates and permanently rehabilitated 805 out of total 916 eligible slum dwellers in the Completed Rehab Wing. Hence, permanent rehabilitation of the 111 eligible slum dwellers is pending.
- (iii) they completed construction of Sale Tower No. 1 having 04 Wings i.e. Wing Nos. N, O and P having Ground + 07 upper floors and Wing No Q having Ground + 22 upper floors (briefly "the Completed Sale Tower") with the Occupation Certificate.
- (iv) they completed RCC work up to the 10<sup>th</sup> floor slab of the R and S Wing in the Sale Tower-2 having Basement + 01 Ground + 01 Podium + 20 upper floors, keeping the remaining work incomplete (briefly "the Under Construction Sale Tower").
- (v) By and under a Deed of Cancellation dated 19<sup>th</sup> August, 2020 executed between the said Shakti Developers and Kamala, which has been registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BRL5-5256/2020, the said Shakti Developers and Kamala mutually cancelled the said Joint Development Agreement dated 22<sup>nd</sup> March, 2010 and the said Supplementary Agreement dated 11<sup>th</sup> March, 2015. In pursuance thereto Kamala handed over the possession of the said Plot together with the construction till then made of the Under Construction Sale Tower back to the said Shakti Developers with the exclusive right to the said Shakti Developers carry out the remaining development thereof.
- (vi) It appears from the records that by executing a Term Sheet dated 25<sup>th</sup> October, 2020, the said Shakti Developers had appointed one West Central Realtors LLP as Development Manager to look after construction of the Under Construction Sale Tower. However, the said arrangement



didn't materialize; and the said Shakti Developers and the said West Central Realtors LLP mutually cancelled the said Term Sheet vide a Deed of Cancellation dated 26<sup>th</sup> March, 2021. As per admission made in the said Deed of Cancellation neither the said Shakti Developers nor the said West Central Realtors LLP have any claims whatsoever, monetary or otherwise against each other.

- (k) There are 48 hutments on the Second Plot. Dwellers of the said hutments on the Second Plot have formed among themselves a co-operative housing society by name "KANDIVALI BHARATRATNA DR. BABASAHEB AMBEDKAR SRA CO-OPERATIVE HOUSING SOCIETY (PROPOSED)" (hereinafter referred to as "the said Ambedkar Society").
- (l) Vide a Development Agreement dated 27<sup>th</sup> August, 2019 between the said Ambedkar Society and the said Shakti Developers; the said Ambedkar Society has entrusted to the said Shakti Developers the development rights of the Second Plot for implementing SR Scheme thereon under the DCR 33(10).
- (m) In furtherance to the above Development Agreement, the said Ambedkar Society has executed in favour of the said Shakti Developers a Power of Attorney dated 27<sup>th</sup> August, 2019 for implementing SR Scheme on the Second Plot.
- (n) By and under a Joint Development Agreement dated 7<sup>th</sup> September, 2021 executed between the said Shakti Developers and the Promoter, which has been registered with the Office of the Sub-Registrar of Assurances at Mumbai under No. BDR-9/11332/2021 (briefly "the said JDA") the said Shakti Developers and the Promoter have agreed to jointly carry out and implement (i) the Balance Development Work and (ii) the Additional Development Work, as defined and described in the said JDA on the terms and conditions as recorded therein. Additional Development Work as defined and described in the said JDA comprises of carrying out



development of the Second Plot by amalgamating SR Scheme of the Second Plot with the SR Scheme of the First Plot by partially converting the SR Scheme under Regulation No. 33(10) of the Development Control & Promotion Regulations for Greater Mumbai, 2034, construction of rehab and sale component buildings and construction and/or development of common areas, amenities and facilities as per the conditions laid down by the SRA (briefly "the Additional Development Work").

- (o) In furtherance to the said JDA the said Shakti Developer has executed in the Promoter's favour a Specific Power of Attorney dated 7<sup>th</sup> September, 2021 which has been also with the Office of the Sub-Registrar of Assurances at Mumbai under No. BDR-9/11334/2021 (briefly "the said POA"). By the said POA the said Shakti Developers has empowered and authorized the Promoter to represent the said Shakti Developers before the SRA, State of Maharashtra and other concerned statutory authorities and to perform all the necessary acts for carrying out and completing the joint development work in accordance with the terms of the said JDA.
- (p) The said JDA and the said POA are both valid, subsisting and binding between the said Shakti Developers and the Promoter.
- (q) Vide Letter of Intent bearing No. SRA/ENG/425/PN/STGL/LOI dated 1<sup>st</sup> November, 2021 in favour of Promoter; as revised vide Revised Letter of Intent bearing No. SRA/ENG/425/PN/STGL/LOI dated 6<sup>th</sup> April, 2023, SRA has approved SR Scheme of the First Plot and the Second Plot under Regulation No. 33(10) of the Development Control & Promotion Regulations for Greater Mumbai, 2034. In pursuance thereof, the Promoter will be undertaking construction of T Wing being a sale tower comprised in the Additional Development Work in accordance with the plans that will be approved by the SRA.
- (r) The Promoter has named the project of completing construction of S Wing in the Under Construction Sale Tower as "Coral" (being a part of the



(Balance and Additional Development Work) and construction of sale component building(s)/wing(s) i.e. T Wing that will be constructed as a part of the Additional Development Work is named as "Sapphire- Dotom Isle"

(s) In the manner set out above development rights have flown up to the Promoter; and the Promoter is entitled to complete construction of the T Wing named as "Sapphire- Dotom Isle" on the Plot.

4. Encumbrances:

As per the disclosure made by the Promoter there are no encumbrances on the Plot

5. Any other relevant title:

Nil

6. Litigations:

As per the disclosure made by the Promoter there are no litigations affecting the Plot and/or the ongoing development thereof.

  
KADAM & COMPANY  
Advocates







To,  
Asst. General Manager,  
Home Loan Sales,  
Builder Relation Team,  
Local Head Office,  
Bandra East, Mumbai-400051

BRM/RBO ANDHERI/AUG-2023/03

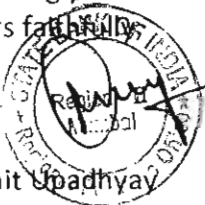
Date: 10/08/2022

Dear Sir/Madam,

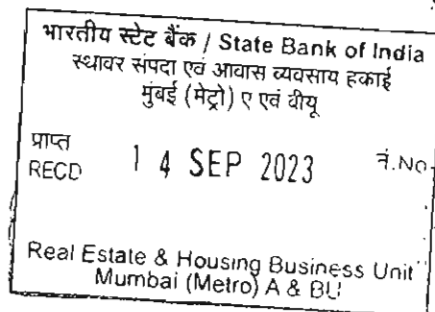
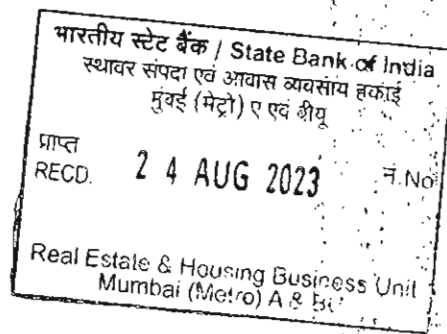
Request for Builder Tie up  
**M/S.DOTOM REAL ESTATE**  
**PROJECT: DOTOM ISLE-SAPPHIRE RERA NO.-P51800051190**

I forward herewith, Builder Tie up (APF) file of **M/s.Dotom Real Estate** for Project "**DOTOM ISLE-SAPPHIRE**" situated at Bhoomi park, Next to Bhoomi Mart, Jankalyan Nagar, Malad West sourced by me along with all the necessary documents for processing and approval.  
Please approve.

Thanking you.  
Yours faithfully,



Mohit Upadhyay  
Manager Builder Relations  
SBI RBO ANDHERI  
MUMBAI-400069  
9004026709



# DOTOM REAL ESTATE

## Head Office

Gr. Floor, Sharda Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400 051.  
Web : www.dotomrealty.com



The Assistant General Manager (HLS Marketing),  
Home Loan Sales Department,  
State Bank of India,  
Mumbai LHO


501

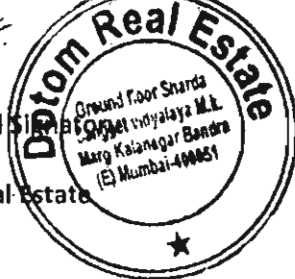
Dear Sir,

### REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: SAPPHIRE – DOTOM ISLE

1. We M/s Dotom Real Estate, a Firm, having its registered office at Ground Floor, Sharda Sangeet Vidyalaya, MK Marg, Kalanagar, Bandra East, Mumbai 400 051, are willing to enter into a Tie-up arrangement with your Bank for our Project "Sapphire- Dotom Isle", situated at Bhoomi Park Road, Next to Bhoomi Mart, Jankalyan Nagar, Opp. Billabong International School, Malad West, Mum – 95.
2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to:  
(a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank, (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

  
Authorised Signatory  
Dotom Real Estate



The circular stamp contains the following text: "Dotom Real Estate" around the top edge, "Ground Floor Sharda Sangeet Vidyalaya M.K. Marg Kalanagar Bandra (E) Mumbai-400051" in the center, and a small star at the bottom.





# DOTOM REAL ESTATE

## Head Office

Gr. Floor, Sharda Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400 051.  
Web : www.dotomrealty.com



Whether approved by SBI?	Yes		
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	Yes HDFC, LICHL, Tata capital, etc		
Month & Year of Commencement of Construction	May 21		
Present Status (Completed/Partially completed)	Completed on ____NA____ (Month& Year)	Completed on ____ (Month& Year)	Completed on ____ (Month& Year)
	0 Phases completed. Full completion expected by Dec 2024	___Phases completed. Full completion expected by (Month& Year)	___Phases completed. Full completion expected by (Month& Year)
Total built up area of the project,	395887.54 Sq. Ft.		
Number of floors	22		
No. of Dwelling Units in the project	142		
No. of units sold in the project	132		
Hsg. Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	-		
Date of conveyance			

12	Details of the Present Project
Project Name	SAPPHIRE – DOTOM ISLE
Location with Survey Nos.	Bhoomi Park Road, Next to Bhoomi Mart, Jankalyan Nagar, Opp. Billabong International School, Malad West, Mum – 95 6A pt, 263 pt at Malvani
Details of constructionfinance / loan, if any, availed by the builderfor this project. (Note : If constructionfinance is provided by the SBI, then theproject will stand Automatically approved.	NA
Status of encumbrance of the project land	

# DOTOM REAL ESTATE

## Head Office

Gr. Floor, Sharda Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400 051.  
Web : www.dotomrealty.com





If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	In process
Month & Year of Commencement of Construction	Aug 2023
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	Phase I : Wing R & S (Coral) 22 Floors Est Completion: Dec 2024 Phase II : Wing T (Sapphire) 29 Floors Est Completion: Oct 2027
Total carpet area of the project, in Sq. Mt.	10924 Sq Mt.
No. of Dwelling Units in the project	211
No. of units sold in the project	10
Details of Development Agreement and POA if any	
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC Received

13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	112	74 lakhs	81 Crs
2 BHK	90	1.1 Cr	97 Crs
Shops	9	80 lakhs	8 Crs
Total Project Value		Rs. 186 Crs	

14 Whether credit facility enjoyed With any bank	NA
--	----

15. Detail of RERA Collection A/c.	
Account Name:	DRE Dotom Isle – Sapphire
Account Type:	Master Collection Account
Account Number :	123105004521
Bank / Branch :	ICICI Bank, Hallmark Plaza, Bandra East
IFSC code	ICIC0001231

  
Signature with stamp of Authorized Person  




## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800051190**

Project: **SAPPHIRE-DOTOM ISLE** , Plot Bearing / CTS / Survey / Final Plot No.: **6A PT, 263 PT** at **Malvani, Borivali, Mumbai Suburban, 400095;**

1. **M/S. Dotom Real Estate** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400051.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **01/06/2023** and ending with **14/10/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 01-06-2023 13:23:50

Dated: **01/06/2023**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

# MahaRERA Application

## General Information

Information Type Other Than Individual

## Organization

Name M/S. DOTOM REAL ESTATE  
Organization Type Partnership Description For Other Type Organization NA  
Do you have any Past Experience? No

## Address Details

Block Number GROUND FLOOR Building Name SHARDA SANGEET VIDYALAYA  
Street Name MK ROAD Locality KALANAGAR, BANDRA EAST  
Land mark - State/UT MAHARASHTRA  
Division Konkan District Mumbai Suburban  
Taluka Kurla Village Kurla  
Pin Code 400051

## Organization Contact Details

Office Number 02226591043

Website URL )

## Past Experience Details

## Member Information

Member Name	Designation	Photo
MANOJ VISHWAKARMA	Partner	<a href="#">View Photo</a>
NIRAJ JAGDA	Partner	<a href="#">View Photo</a>

## Project

Project Name (Mention as per Sanctioned Plan) SAPPHIRE-DOTOM ISLE Project Status New Project  
Proposed Date of Completion 14/10/2027  
Litigations related to the project? No Project Type Residential  
Are there any Promoter(Land Yes

Project ?

File/reference no. of planning authority

Plot Bearing No / CTS no / Survey Number/Final Plot no.	6A PT, 263 PT	Boundaries East	18 30 M WIDE DP ROAD
Boundaries West	18 30 M WIDE JANAKALYAN ROAD	Boundaries North	12 20 M WIDE LAYOUT ROAD
Boundaries South	18 30 M WIDE BHOOMI PARK ROAD	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Borivali	Village	Malvani
Street	Bhoomi Park Road	Locality	Malad West
Pin Code	400095	Total Plot/Project area (sqmts)	25623.17
Total Number of Proposed Building/Wings (In the Layout/Plot)	1		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	1	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	4842.20		

### FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	11895.92	Built-up-Area as per Proposed FSI (In sqmts) ( Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	117315.81
Permissible Total FSI of Plot (Permissible Built-up Area)	129211.73		

### Bank Details

Bank Name	ICICI BANK
IFSC Code	ICIC0001231

### Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
SAPPHIRE-DOTOM ISLE	SHAKTI PROPERTY DEVELOPERS PRIVATE LIMITED	Company	Area Share	<a href="#">View Details</a>	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
2	Upload Agreement / MoU Copy	<a href="#">View</a> <a href="#">Download</a>
3	Declaration in Form B	<a href="#">View</a> <a href="#">Download</a>

Name	Proposed	Booked	WorkDone(In %)
Number of Garages ( In Numbers)	0	0	0
Covered Parking ( In Numbers)	170	0	0

## Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	AS PER NORMS
Energy management :	YES	0	AS PER NORMS
Fire Protection And Fire Safety Requirements .	YES	0	AS PER NORMS
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	AS PER NORMS
Aggregate area of recreational Open Space :	YES	0	AS PER NORMS
Open Parking :	NO	0	NA
Water Supply :	YES	0	AS PER NORMS
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	AS PER NORMS
Storm Water Drains :	YES	0	AS PER NORMS
Landscaping & Tree Planting :	NO	0	NA
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	YES	0	AS PER NORMS

## Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Close Parking
1	SAPPHIRE-DOTOM ISLE	T WING /SAPPHIRE	14/10/2027	1	1	2	27	0	0	0

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	35.64	80	0
2	1BHK	38.37	28	0
3	2BHK	53.15	28	0
4	2BHK	56.18	19	0
5	2BHK	58.91	7	0
6	1BHK	36.63	19	0
7	1BHK	39.37	7	0

9	2BHK	57.25		0
10	Shop	53.15	11	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Still Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

### Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
DOT Architects	NA	Architect
H M Raje Consultants	NA	Engineer
B N BHADRICHA & CO	NA	Chartered Accountant



























### Litigations Details

No Records Found

### Uploaded Documents


Document Name	Uploaded Document
1 Copy of the legal title report	<a href="#">View</a> <a href="#">Download</a>
1 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
2 a Details of encumbrances concerned to Finance	<a href="#">View</a> <a href="#">Download</a>
1 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
2 b Details of encumbrances concerned to Legal	<a href="#">View</a> <a href="#">Download</a>
1 Copy of Layout Approval (in case of layout)	<a href="#">View</a> <a href="#">Download</a>



· Building Plan Approval / NA Order for plotted development	 
· Building Plan Approval / NA Order for plotted development	 
· Building Plan Approval / NA Order for plotted development	 
· Commencement Certificates / NA Order for plotted development	 
· Declaration about Commencement Certificate	 
· Declaration in FORM B	 
· Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
· Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
· Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
· Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
· Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
· Disclosure of sold/ booked inventory	Not Uploaded
· CERSAI details	 
· CERSAI details	 
· Disclosure of Interest in Other Real Estate Organizations	 
· Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
· Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
· Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
· Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
· Proforma of Agreement for sale	 
· Proforma of Allotment letter	 
· Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
· Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
· Status of Conveyance	Not Uploaded
· Other – Legal	Not Uploaded
· Other – Finance	Not Uploaded
· Other – Technical	Not Uploaded
· Foreclosure of the Project	Not Uploaded
· Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
· Deviation Report with respect to Allotment letter	 
· Deviation Report with respect to model copy of Agreement	 



Verified From Original

  
Meenu Upadhyay  
Manager Builder Relation  
SBI, RBO-II, Andheri  
PF NO.: 4597974

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

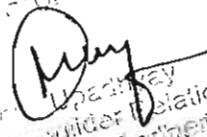
AASFD4226D



नाम / Name  
DOTOM REAL ESTATE

निगमन तिथि / Date of Incorporation  
11/05/2021

11/05/2021

  
Mr. Upadhyay  
Manager, Under Relation  
SBI, FSO-II, Anand  
PF NO.: 4597979

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

मानो ज विश्वकर्मा  
MANOJ VISHWAKARMA


त्रिलोक च्छेदी विश्वकर्मा  
TRILOKI CHHEDI VISHWAKARMA

05/06/1978  
Permanent Account Number  
ADFPV2907F

  
Signature

  
28/12/2007

Verified From Original

  
Mr. Manoj Kumar Jayaraman  
Manager E. Branch  
SBI, RBO-1, Bangalore  
PF NO.: 455, 374



भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00480/21116

To  
मनोज त्रिलोकी विश्वकर्मा  
Manoj Triloki Vishwakarma  
C/O  
202 Magnolia  
Road No 8, T P S 3  
Santacruz East  
Mumbai  
Santacruz (East)  
Mumbai Suburban Maharashtra - 400055  
9224281131

Download Date: 12/12/2017

Generation Date: 05/12/2017

Verified From Original

Manoj Triloki Vishwakarma  
C/O  
202 Magnolia  
Road No 8, T P S 3  
Santacruz East  
Mumbai  
Santacruz (East)  
Mumbai Suburban Maharashtra - 400055  
9224281131



आपला आधार क्रमांक / Your Aadhaar No. :

**9821 5390 8222**

माझे आधार, माझी ओळख

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

**INFORMATION**

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

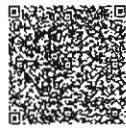
- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Government of India



मनोज त्रिलोकी विश्वकर्मा  
Manoj Triloki Vishwakarma  
जन्म तारीख/DOB: 05/06/1978  
पुरुष/ MALE



**9821 5390 8222**

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

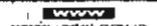
Address:

C/O, 202 Magnolia, Road No 8, T P S 3, Santacruz East, Mumbai, Mumbai Suburban, Maharashtra - 400055

पत्ता:

202 मग्नोलिया, रस्ता नं. ८, टी पी एस ३, सांताक्रुझ ईस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र - ४०००५५

**9821 5390 8222**





Government of Maharashtra

SLAC-2011/CR937/102  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Manirajya Annex,  
Mumbai-400 032  
Date: 30<sup>th</sup> June, 2012

To,  
M/s. Shakti Property Developers Pvt. Ltd.  
Charkop, Village Malvani, Kandivali (W)  
Mumbai

**Subject: SRA project at Village Malvani, Kandivali (W), Mumbai by M/s. Shakti Property Developers Pvt. Ltd. - Environmental clearance regarding.**

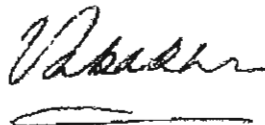
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 53<sup>rd</sup> & 55<sup>th</sup> meetings and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 48<sup>th</sup> Meeting held on 26<sup>th</sup>/27<sup>th</sup> June, 2012.

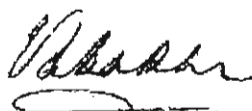
2. It is noted that the proposal is for grant of Environmental Clearance for SRA project at Charkop, Malvani Village Kandivali(W), Mumbai by Ms. Shakti Property Developers Pvt. Ltd. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project is summarized during SEAC & SEIAA Meetings as:

Name of the Project	Construction project Project under SRA Scheme
Project Proponent	M/s Shakti Property Developers Pvt. Ltd
Location of the Project	S. NO. 263(PT), CTS. No. 6A(PA), 6A/12/S/(PT), 6A-12 6(PT), 6A/P 11 Charkop, Malvani Village, Kandivali (W), Mumbai, Maharashtra
Note on the initiated work (If applicable)	Total constructed work (FSI+ Non FSI) : 28,850.00 sq. m As per LOI 18-05-2003 & IOA dated 28-01-03
Total Plot area	Total Plot area: 23,122.00 sq. m Deductions: 6870.40 sq. m Net Plot area: 18,310.78 sq. m
Permissible FSI (including TDR etc.)	2.5
Total BUA	FSI area (sq. m.): 45,680.41 sq. m Non FSI area (sq. m.): 31,627.70 sq. m Total BUA area (sq. m.):77,308.11 sq.m
Ground-coverage Percentage (%)	47.50 %



Estimated cost of the Project	98.98 Cr
No. of building & its configuration(s)	<b>Rehab. buildings:</b> Bldg 1 to 4, 6, 7 : G+ 7 Floors (Completed) Bldg 5. G+8 Floors <b>Sale buildings:</b> Bldg No 1(Wing O & P): G + 7 (Completed) Bldg No 1(Wing Q): G + 22 Bldg 2 : B + ST + P + 8
Number of tenants and Shops	<b>Rehab</b> <ul style="list-style-type: none"> <li>• Tenements : 951 No</li> <li>• Shops : 05</li> </ul> <b>Sale</b> <ul style="list-style-type: none"> <li>• Tenements : 308 No</li> <li>• Shops : 20 No</li> </ul>
Number of expected residents / users	6325 Nos
Height of the building(s)	69 ft m
Right of way (Width of the road from the nearest fire station to the proposed building(s))	18.30 m
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.0 m
Existing structure(s)	<b>Rehab. buildings:</b> Bldg 1 to 4, 6, 7 : G+ 7 Floors (Completed) <b>Sale buildings:</b> Bldg No 1(Wing O & P): G + 7 (Completed)
Details of the demolition with disposal (If applicable)	NA. Since, Slum shelters had already demolished before 2001.
Total Water Requirement	<b>Dry season:</b> <ul style="list-style-type: none"> <li>• Fresh water (CMD): 576 &amp; Source: MCGM</li> <li>• Recycled water (CMD): 312</li> <li>• Total Water Requirement (CMD): 888</li> <li>• Swimming pool make up (Cum): 5</li> <li>• Fire fighting (Cum) 05</li> </ul> <b>Wet Season:</b> <ul style="list-style-type: none"> <li>• Fresh water (CMD): 576 &amp; Source: MCGM</li> <li>• Recycled water (CMD): 297</li> <li>• Total Water Requirement (CMD): 873</li> <li>• Swimming pool make up (CMD):</li> </ul>





Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> <li>• Fire fighting (CMD): 05</li> <li>• Level of the Ground water table : (05-16 m)</li> <li>• Size and no of RWH tank(s) and Quantity : 2 No 50 cum each</li> <li>• Location of the RWH tank(s) : Basement</li> <li>• Size, no of recharge pits and Quantity : 04 No; Size (3 x 3 x 3) m</li> <li>• Budgetary allocation (Capital cost and O&amp;M cost): Capital cost : 25 Laes (O &amp; M) cost : 2.5 laes</li> </ul>				
UGT tanks	<ul style="list-style-type: none"> <li>Rehab : Ground</li> <li>Site : Basement</li> </ul>				
Storm water drainage	<ul style="list-style-type: none"> <li>• Natural water drainage pattern : Yes</li> <li>• quantity of storm water : 26 cum/hr</li> <li>• Size of SWD : 600 x 800 m</li> </ul>				
Sewage and Waste Water	<ul style="list-style-type: none"> <li>• Sewage generation (CMD) : 698</li> <li>• STP technology : FMBR/MBBR</li> <li>• Capacity of STP (CMD) 750 (2 No)</li> <li>• Location of the STP : Ground &amp; Basement</li> <li>• DG sets (during emergency) : Yes</li> <li>• Budgetary allocation (Capital cost and O&amp;M cost) Capital cost : 110 Laes (O &amp; M) cost : 9.0 laes</li> </ul>				
Solid waste Management	<p><b>Construction phase:</b></p> <ul style="list-style-type: none"> <li>• Waste generation during construction phase: 1-2 MT/day</li> </ul> <p><b>Operation Phase:</b></p> <ul style="list-style-type: none"> <li>• Dry waste (Kg/day): 1310</li> <li>• Wet waste (Kg/day): 1300</li> <li>• Hazardous waste (Kg/month): 6.0</li> <li>• STP Sludge (Dry sludge) (Kg/day): 40</li> </ul> <p><b>Mode of Disposal of waste:</b></p> <ul style="list-style-type: none"> <li>• Dry waste: Segregated/Sale/Collected by local authority</li> <li>• Wet waste: Composting through OWC &amp; used at site/ Handed over to local as manure</li> <li>• Hazardous waste: MPCB authorized vendor</li> <li>• STP Sludge (Dry sludge): Manure</li> </ul> <p><b>Area requirement:</b> Location(s) and total area provided for the storage and treatment of the solid waste: Ground &amp; basement (95.83 sq. m)</p> <p><b>Budgetary allocation (Capital cost and O&amp;M cost)</b> Capital cost : 25 Laes (O &amp; M) cost : 7.0 laes</p>				
Green Belt Development	<p><b>Total RG area: 3664.10 sq. m</b></p> <p><b>RG area under green belt:</b></p> <ul style="list-style-type: none"> <li>• RG on the ground (sq. m.) : 2614.00</li> <li>• RG on the podium (sq. m.) : 1050.10</li> </ul> <p><b>Plantation:</b></p> <ul style="list-style-type: none"> <li>• Number and list of trees species to be planted in the ground RG:</li> </ul> <table border="1" data-bbox="564 1732 1321 1796"> <thead> <tr> <th data-bbox="564 1732 963 1764">Tree Common Name</th> <th data-bbox="963 1732 1321 1764">Scientific name</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 1764 963 1796"> </td> <td data-bbox="963 1764 1321 1796"> </td> </tr> </tbody> </table>	Tree Common Name	Scientific name		
Tree Common Name	Scientific name				



Bahava	<i>Cassia fistula</i>
Bakul	<i>Mimusops elengi</i>
Parijatak	<i>Nicotiana glauca</i>
Tamhan	<i>Lagerstroemia flos-reginae</i>
Kunti	<i>Murraya paniculata</i>
Sita Ashok	<i>Saraca asoka</i>
Shivan	<i>Gmelina arborea</i>
Aple	<i>Bauhinia racemosa</i>
Necm	<i>Azadirachta indica</i>
Kate sawar	<i>Bombax ceiba</i>
Pangara	<i>Erythrina indica</i>
Patras / Flame of the forest	<i>Butea monosperma</i>
Fish tail palm	<i>Caryota urens</i>

• Number and list of shrubs and bushes species to be planted in the podium RC:

Shrub / climber Common Name	Scientific name
Nirgudi	<i>Vitex negundo</i>
Adulasa	<i>Adhatoda vasica</i>
White plumbago	<i>Plumbago zeylanica</i>
Ber	<i>Ziziphus mauritiana</i>
Stachytarpheta	<i>Stachytarpheta sp</i>
Takala	<i>Cassia tora</i>
Tarsad	<i>Cassia auriculata</i>
Krushna kamal	<i>Passiflora edulis</i>

**Budgetary allocation (Capital cost and O&M cost)**

Capital cost : 12 Laes

(O & M) cost : 3.0 Laes

Energy

**Power supply:**

• Maximum demand : 3400 KVA

• Connected load : 550 KVA

• Source : Reliance Energy Ltd

**Energy saving by non-conventional method:**

- Light fixtures will be used with energy saving CFL & T5 fluorescent tube with electronic chocks.
- Use of Solar energy for street & landscape lightings.
- Small capacity transformers having low no load and load losses
- Selection of Energy efficient equipments (BLF STAR RATED)
- Detail calculations & % of saving : 12 %

**Budgetary allocation (Capital cost and O&M cost)**

Capital cost : 18 Laes

(O & M) cost : 2.5 Laes

**DG Set:**

• Number and capacity of the DG sets to be used : 3 (250 KVA)

Traffic Management

Nos. of the junction to the main road & design of confluence : two

Parking details:

	<ul style="list-style-type: none"> <li>• Number and area of basement : 01</li> <li>• Number and area of podium : 01</li> <li>• Total Parking area</li> <li>• Area per car: 27.50 sq. m</li> <li>• 2-Wheeler : 200</li> <li>• 4-Wheeler : 255</li> <li>• Public Transport : NA</li> <li>Width of all Internal roads (m). 6.0 &amp; 9.0 m</li> </ul>
Environmental Management plan Hudgetary Allocation Construction	<p><b>Construction Phase:</b> Capital Cost: 5 Lakhs O &amp; M Cost: 110 Lakhs</p> <p><b>Operation Phase:</b> • Capital cost :190 lacs • O&amp;M cost: 24 Lacs</p>

**Checklist for necessary approvals**

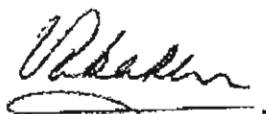
Particular	Status of approval	Name of Competent authority	Date of the issued letter
CFD NOC for the above said building structure(s)	Obtained	CFD, Mumbai Fire Brigade	13-07-2009
HRC NOC for the above said building structure(s) (If applicable)	NA	NA	NA
NOC for the above said building structure(s) from the Aviation authority (If applicable)	NA	NA	NA
Consent for the water for the above said detail(s)	Obtained	IIE, MCGM	28-01-2003
Consent for the drainage for the above said detail(s)	Sewerage Remarks	MCGM	28-12-2011
Consent for the electric supply for the proposed demand	Obtained	Reliance Energy	-
Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	NA	NA	NA
Court Order (If applicable)	NA	NA	NA
Other approvals (If any)	NA	NA	NA

-5-



3. The proposal has been considered by SEIAA in its 48<sup>th</sup> meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

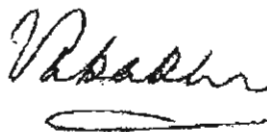
- (i) Project Proponent should restrict the height of the building as per the guidelines issued by MoEF OAI dated 7<sup>th</sup> Feb, 2012. Local authority should ensure this while approving the plans.
- (ii) Project Proponent should relocate the refuse area for easy movement of fire tender on ground.
- (iii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iv) The height, Construction built up area of proposed construction shall be in accordance with the existing UNFAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (v) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) Project proponent shall ensure completion of SFP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ix) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (x) The solid waste generated should be properly collected and segregated, dry-inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xi) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiv) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.



- (xvi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xviii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xix) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xx) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxiii) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lightning.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.



- (XXXIV) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (XXXV) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (XXXVI) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (XXXVII) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (XXXVIII) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (XXXIX) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xl) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xli) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xliii) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xliv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xlv) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlvi) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.



- (ii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://www.mhpcb.org>.
- (iii) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (iv) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (v) The proponent shall upload the status of compliance of the stipulated EC conditions including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (vi) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (vii) The environmental statement for each financial year ending 31<sup>st</sup> March in form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.


8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(Valsa R Nair Singh)  
Secretary, Environment  
Department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Koraram Road, Calicut- 673 006 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram -Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai (Sub-urban).
8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.
9. CEO, Slum Rehabilitation Authority, Bandra.
10. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
11. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
12. Select file (TC-3).



SLUM REHABILITATION AUTHORITY

No.SRA/ENG/425/PN/GL/LOI  
V Floor, Griha Nirman Bhavan,  
Bandra (East), Mumbai 400 051.

Date : 18 MAY 2007

To,

- ✓ 1) Shri P.P.Khobarekar Architect of M/s.Paarshad Associates
- ✓ 2) M/s. Shakti Property Developer Pvt. Ltd.
- 3) M/s. Shakti CHS Ltd. (Prop).

Sub : Proposed Slum Rehabilitation Scheme on plot bearing CTS  
No.6A(pt), S.No.263(pt) of Village Malvani at Malad (W),  
Babrekar Road, Mumbai.

Ref : SRA/Eng/425/PN/GL/LOI

Sir,


By direction of CEO (SRA) this office is pleased to issue this letter of intent to inform you that, your above proposal is considered and principally approved for grant of 2.63 (Two point sixty three only FSI) on the encumbered plot in accordance with clause No.33(10) & Appendix (IV) of Amended D.C. Regulations subject to the following conditions.

1) That the rehabilitation component of scheme shall include.

- 1) 747 Nos. of Residential tenements.
- 2) 34 Nos. Res. cum. Commercial
- 3) 05 Nos. Commercial
- 4) 170 Nos. of P.A.P. tenements.
- 5) 10 Nos. of Balwadi.
- 6) 10 Nos. of Welfare Centres.
- 7) 06 Nos. of Society offices.

2) That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features Annexed herewith.

CERTIFY TRUE COPY

  
FOR PAARSHAD ASSOCIATES  
P. P. KHOBAREKAR  
Architect & Interior Designer.

The salient features of the scheme are as under:

SN	DESCRIPTION	SLUM PLOT in Sq.mt.
1	Plot area considered for FSI calculation as per TABLE-3	18310.38
2	Max F.S.I. permissible on plot	45775.95
3	Rehabilitation Component for FSI purpose	22684.60
4	Area covered under Balwadi, Welfare hall & Society office + Common Passage	2747.04
5	Rehab Component	25431.64
6	Sale Component Permissible for FSI purpose	25431.64
7	Total Permissible B.U.A. for the project	48116.24
8	Permissible FSI for the project	2.63
9	Sale Component in Situ	23691.35
10	Total Proposed area in situ	45775.95
11	FSI Consumed on site	2.5
12	No. of slum dwellers to be re-accommodated	786 Nos.
13	No. of PAP tenements generated in scheme	170 Nos.

- 3) That you shall submit layout and get the same approved before requesting for Commencement certificate.
- 4) That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.
- 5) That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the concerned Architect shall certify the same before requesting for C.C. beyond the plinth level.

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- 6) That this letter of intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City survey office, than sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50.
- 7) That separate P.R. Cards for road / setback, actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.
- 8) That the quality of Construction work of building shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
- 9) This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33(10) upon land, which is not your property.
- 10) That the Arithmetical error if any revealed at any time shall be corrected on either side.
  - 1) That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect or Owner are found to be fraudulent / misappropriated.
- 12) That you shall rehabilitate the eligible slum dwellers as per the list certified by the Addl. Collector (SRA) allotting tenements and shop of area mentioned in Annexure - II, free of cost.
- 13) That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to any one else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
- 14) That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.
- 15) That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate. And the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.

- 16) That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with corresponding tenements No. etc. of the transit accommodation offered with the certification from the Architect and owner / developer at both the stages of allotment of transit accommodation as well as final allotment of tenements in rehabilitation building.
- 17) That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O. (S.R.A.) alongwith the phased programme for development.
- 18) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed rehabilitation tenements.
- 19) That you shall hand over 170 numbers of tenements to S.P.P.L. through the Slum Rehabilitation Authority for Project Affected Persons, each of carpet area 20. 90 Sq. m. at free of cost. The agreement to that effect shall be signed and registered as may be required by CEO (S.R.A.) / M. D. (S.P.P.L.)
- 20) That the carpet area of rehabilitation tenements and P.A.P. tenements shall be certified by the Lic. Architect.
- 21) That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plcs. under D.C. Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slumdwellers and project affected persons. Tenements to be allotted to the P.A.P. shall be hatched with due mention that they are for allotment to P.A.P. nominated by the Slum rehabilitation authority.
- 22) That you shall register society of slum dwellers to be re-housed under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority / S.P.P.L.
- 23) That, if required alongwith the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, streetlights, etc.

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- 24) That the possession of the tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the Govt. has been cleared.
- 25) That proportionate infrastructure development charges (Rs.840/-per sq.m.) and deposit (Rs.20,000/-per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D.C. Regulation and policy of Slum Rehabilitation Authority.
- 26) That you shall pay total amount of Rs.1,95,20,000/- towards deposit to be kept with SRA at rate of Rs.20, 000/- per tenement and total amount of Rs.2,59,37,000/- towards Infrastructure development charges at the rate of Rs.840/- per sq.mts. on total built up area sanctioned above built up area of normal FSI in the zone.
- 27) That you shall pay development charges as per 124E of MR&TP, Act separately for sale built up area as per provisions of MR & TP, Act.
- 28) That you shall submit the indemnity bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers or otherwise.
- 29) That you shall get set back admeasuring 2058.78 sq.mts., demarcated from A.E. (Survey) / D.P. / T&C department of M.C.G.M. and hand over to M.C.G.M. free of cost, free of encumbrances by changing ownership in the name of M.C.G.M. duly developed as per municipal specification and certificate to that effect shall be obtained and submitted.
- 30) That you as Architect shall strictly observe that the work is carried out as per phased programme submitted by you and you shall submit regularly quarterly progress report to the undersigned alongwith photographs with certificate that the progress is as per phased programme. Even if the progress is nil report shall be submitted by the Architect stating reasons for delay.
- 31) That you shall submit the NOC's as applicable from the concerned A.A.& C, H.E., Dy.Ch.Eng. ( SWD) , C.F.O., Tree Authority, BSES Ltd., Geologists in the office of the undersigned before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer ( S.R.A.)
- 32) That this letter of intent is valid for the period of 3 (Three) months from the date of issue or till IOA / CC for Rehab. Building is obtained which ever is earlier.

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- 33) That you are requested to display the Ann. II on site as per circular No.37 and thereafter non-eligible slum dwellers should apply to Dy. Collector (SRA) for eligibility of the structures within one month or before issue of IOA. Thereafter their request can not be considered which please note.
- 34) That you shall submit the demarcation of plot boundary from D.L.R before applying for CC.
- 35) That you shall get the D.P. Reservation of Secondary School admeasuring School admeasuring 45.50sq.mt. and reservation of Health complex admeasuring 781.12 sq.mt. demarcated from A.E.(Survey) /D.P.Department of MCGM and hand over to MCGM free of cost and frees of encumbrances as per Municipal Specifications and certificate to that effect shall be obtained and submitted.
- 36) That the NOC from the land owning authority i.e. Collector B.S.D. and Dy.Secretary (Revenue and Forest) Dept. Govt. of Maharashtra shall be obtained and submitted before IOA/CC.
- 37) That you shall hand over Amenity Open Space free of encumbrance admeasuring 1117.07sq.mt. to MCGM as per D.C.Regulation No.27.

If you are agreeable to all these above conditions you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C.Regulation No.33 (10), in the office of the undersigned.

Yours faithfully,

  
17/5/2001  
Executive Engineer - III  
Slum Rehabilitation Authority

CERTIFY TRUE COPY

  
For PAARSHAD ASSOCIATES  
P. P. KHOBARER  
Architect & Interior Designer.

# DOTOM REAL ESTATE

## Head Office

Gr. Floor, Sharda Sangeet Vidyalaya, M. K. Marg,  
Kalanagar, Bandra (E), Mumbai 400051.

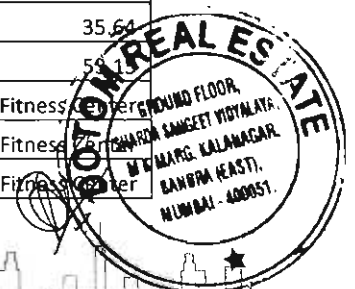
Web : [www.dotomrealty.com](http://www.dotomrealty.com)

Email : [info@dotomrealty.com](mailto:info@dotomrealty.com)



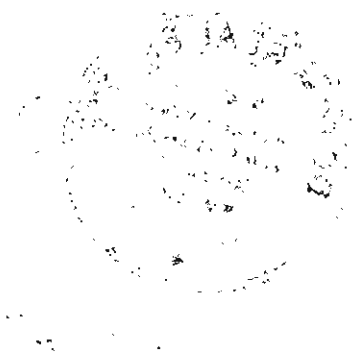
### DETAILED FLAT WISE STATEMENT OF RERA CARPET AREA

Sr. No.	Floor	Unit No / Flat No	Configuration	Rera Carpet Area	Rera Carpet Area
				(Sq Ft)	(Sq Mt)
1	Ground	1	Shop	194.61	18.08
2	Ground	2	Shop	189.55	17.61
3	Ground	3	Shop	148.01	13.75
4	Ground	4	Shop	130.24	12.10
5	Ground	5	Shop	155.00	14.40
6	Ground	6	Shop	173.52	16.12
7	Ground	7	Shop	202.15	18.78
8	Ground	8	Shop	203.33	18.89
9	Ground	9	Shop	245.20	22.78
10	Ground	10	Shop	158.12	14.69
11	Ground	11	Shop	192.25	17.86
12	1	101	1 BHK	384.00	35.64
13	1	102	1 BHK	384.00	35.64
14	1	103	1 BHK	384.00	35.64
15	1	104	1 BHK	384.00	35.64
16	1	105	2 BHK	512.00	53.15
17	1	106	Podium	Podium	Podium
18	1	107	Podium	Podium	Podium
19	1	108	Podium	Podium	Podium
20	1	109	Podium	Podium	Podium
21	2	201	1 BHK	384.00	35.64
22	2	202	1 BHK	384.00	35.64
23	2	203	1 BHK	384.00	35.64
24	2	204	1 BHK	384.00	35.64
25	2	205	2 BHK	512.00	53.15
26	2	206	Podium	Podium	Podium
27	2	207	Podium	Podium	Podium
28	2	208	Podium	Podium	Podium
29	2	209	Podium	Podium	Podium
30	3	301	1 BHK	384.00	35.64
31	3	302	1 BHK	384.00	35.64
32	3	303	1 BHK	384.00	35.64
33	3	304	1 BHK	384.00	35.64
34	3	305	2 BHK	512.00	53.15
35	3	306	Fitness Center	Fitness Center	Fitness Center
36	3	307	Fitness Center	Fitness Center	Fitness Center
37	3	308	Fitness Center	Fitness Center	Fitness Center



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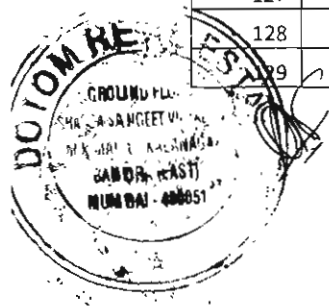




38	3	309	Fitness Center	Fitness Center	Fitness Center
39	4	401	1 BHK	384.00	35.64
40	4	402	1 BHK	384.00	35.64
41	4	403	1 BHK	384.00	35.64
42	4	404	1 BHK	384.00	35.64
43	4	405	2 BHK	512.00	53.15
44	4	406	2 BHK	605.00	56.18
45	4	407	1 BHK	394.00	36.63
46	4	408	2 BHK	587.00	54.52
47	4	409	2 BHK	587.00	54.52
48	5	501	1 BHK	384.00	35.64
49	5	502	1 BHK	384.00	35.64
50	5	503	1 BHK	384.00	35.64
51	5	504	1 BHK	384.00	35.64
52	5	505	2 BHK	512.00	53.15
53	5	506	2 BHK	605.00	56.18
54	5	507	1 BHK	394.00	36.63
55	5	508	2 BHK	587.00	54.52
56	5	509	2 BHK	587.00	54.52
57	6	601	1 BHK	384.00	35.64
58	6	602	1 BHK	384.00	35.64
59	6	603	1 BHK	384.00	35.64
60	6	604	1 BHK	384.00	35.64
61	6	605	2 BHK	512.00	53.15
62	6	606	2 BHK	605.00	56.18
63	6	607	1 BHK	394.00	36.63
64	6	608	2 BHK	587.00	54.52
65	6	609	2 BHK	587.00	54.52
66	7	701	1 BHK	384.00	35.64
67	7	702	1 BHK	384.00	35.64
68	7	703	1 BHK	384.00	35.64
69	7	704	1 BHK	384.00	35.64
70	7	705	2 BHK	512.00	53.15
71	7	706	2 BHK	605.00	56.18
72	7	707	1 BHK	394.00	36.63
73	7	708	2 BHK	587.00	54.52
74	7	709	2 BHK	587.00	54.52
75	8	801	1 BHK	384.00	35.64
76	8	802	Refuge	Refuge	Refuge
77	8	803	Refuge	Refuge	Refuge
78	8	804	Refuge	Refuge	Refuge
79	8	805	2 BHK	512.00	53.15
80	8	806	2 BHK	605.00	56.18
81	8	807	1 BHK	394.00	36.63
82	8	808	2 BHK	587.00	54.52
83	8	809	2 BHK	587.00	54.52



84	9	901	1 BHK	384.00	35.64
85	9	902	1 BHK	384.00	35.64
86	9	903	1 BHK	384.00	35.64
87	9	904	1 BHK	384.00	35.64
88	9	905	2 BHK	512.00	53.15
89	9	906	2 BHK	605.00	56.18
90	9	907	1 BHK	394.00	36.63
91	9	908	2 BHK	587.00	54.52
92	9	909	2 BHK	587.00	54.52
93	10	1001	1 BHK	384.00	35.64
94	10	1002	1 BHK	384.00	35.64
95	10	1003	1 BHK	384.00	35.64
96	10	1004	1 BHK	384.00	35.64
97	10	1005	2 BHK	512.00	53.15
98	10	1006	2 BHK	605.00	56.18
99	10	1007	1 BHK	394.00	36.63
100	10	1008	2 BHK	587.00	54.52
101	10	1009	2 BHK	587.00	54.52
102	11	1101	1 BHK	384.00	35.64
103	11	1102	1 BHK	384.00	35.64
104	11	1103	1 BHK	384.00	35.64
105	11	1104	1 BHK	384.00	35.64
106	11	1105	2 BHK	512.00	53.15
107	11	1106	2 BHK	605.00	56.18
108	11	1107	1 BHK	394.00	36.63
109	11	1108	2 BHK	587.00	54.52
110	11	1109	2 BHK	587.00	54.52
111	12	1201	1 BHK	384.00	35.64
112	12	1202	1 BHK	384.00	35.64
113	12	1203	1 BHK	384.00	35.64
114	12	1204	1 BHK	384.00	35.64
115	12	1205	2 BHK	512.00	53.15
116	12	1206	2 BHK	605.00	56.18
117	12	1207	1 BHK	394.00	36.63
118	12	1208	2 BHK	587.00	54.52
119	12	1209	2 BHK	587.00	54.52
120	13	1301	1 BHK	384.00	35.64
121	13	1302	1 BHK	384.00	35.64
122	13	1303	1 BHK	384.00	35.64
123	13	1304	1 BHK	384.00	35.64
124	13	1305	2 BHK	512.00	53.15
125	13	1306	2 BHK	605.00	56.18
126	13	1307	1 BHK	394.00	36.63
127	13	1308	2 BHK	587.00	54.52
128	13	1309	2 BHK	587.00	54.52
129	14	1401	1 BHK	384.00	35.64



130	14	1402	1 BHK	384.00	35.64
131	14	1403	1 BHK	384.00	35.64
132	14	1404	1 BHK	384.00	35.64
133	14	1405	2 BHK	512.00	53.15
134	14	1406	2 BHK	605.00	56.18
135	14	1407	1 BHK	394.00	36.63
136	14	1408	2 BHK	587.00	54.52
137	14	1409	2 BHK	587.00	54.52
138	15	1501	1 BHK	384.00	35.64
139	15	1502	Refuge	Refuge	Refuge
140	15	1503	Refuge	Refuge	Refuge
141	15	1504	Refuge	Refuge	Refuge
142	15	1505	2 BHK	512.00	53.15
143	15	1506	2 BHK	605.00	56.18
144	15	1507	1 BHK	394.00	36.63
145	15	1508	2 BHK	587.00	54.52
146	15	1509	2 BHK	587.00	54.52
147	16	1601	1 BHK	384.00	35.64
148	16	1602	1 BHK	384.00	35.64
149	16	1603	1 BHK	384.00	35.64
150	16	1604	1 BHK	384.00	35.64
151	16	1605	2 BHK	512.00	53.15
152	16	1606	2 BHK	605.00	56.18
153	16	1607	1 BHK	394.00	36.63
154	16	1608	2 BHK	587.00	54.52
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156	17	1701	1 BHK	413.00	38.37
157	17	1702	1 BHK	413.00	38.37
158	17	1703	1 BHK	413.00	38.37
159	17	1704	1 BHK	413.00	38.37
160	17	1705	2 BHK	512.00	53.15
161	17	1706	2 BHK	634.00	58.91
162	17	1707	1 BHK	424.00	39.37
163	17	1708	2 BHK	616.00	57.25
164	17	1709	2 BHK	616.00	57.25
165	18	1801	1 BHK	384.00	35.64
166	18	1802	1 BHK	384.00	35.64
167	18	1803	1 BHK	384.00	35.64
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170	18	1806	2 BHK	605.00	56.18
171	18	1807	1 BHK	394.00	36.63
172	18	1808	2 BHK	587.00	54.52
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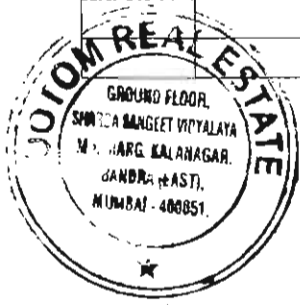
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180	19	1907	1 BHK	424.00	39.37
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182	19	1909	2 BHK	616.00	57.25
183	20	2001	1 BHK	384.00	35.64
184	20	2002	1 BHK	384.00	35.64
185	20	2003	1 BHK	384.00	35.64
186	20	2004	1 BHK	384.00	35.64
187	20	2005	2 BHK	512.00	53.15
188	20	2006	2 BHK	605.00	56.18
189	20	2007	1 BHK	394.00	36.63
190	20	2008	2 BHK	587.00	54.52
191	20	2009	2 BHK	587.00	54.52
192	21	2101	1 BHK	413.00	38.37
193	21	2102	1 BHK	413.00	38.37
194	21	2103	1 BHK	413.00	38.37
195	21	2104	1 BHK	413.00	38.37
196	21	2105	2 BHK	512.00	53.15
197	21	2106	2 BHK	634.00	58.91
198	21	2107	1 BHK	424.00	39.37
199	21	2108	2 BHK	616.00	57.25
200	21	2109	2 BHK	616.00	57.25
201	22	2201	1 BHK	384.00	35.64
202	22	2202	1 BHK	384.00	35.64
203	22	2203	Refuge	Refuge	Refuge
204	22	2204	Refuge	Refuge	Refuge
205	22	2205	Refuge	Refuge	Refuge
206	22	2206	2 BHK	605.00	56.18
207	22	2207	1 BHK	394.00	36.63
208	22	2208	2 BHK	587.00	54.52
209	22	2209	2 BHK	587.00	54.52
210	23	2301	1 BHK	413.00	38.37
211	23	2302	1 BHK	413.00	38.37
212	23	2303	1 BHK	413.00	38.37
213	23	2304	1 BHK	413.00	38.37
214	23	2305	2 BHK	512.00	53.15
215	23	2306	2 BHK	634.00	58.91
216	23	2307	1 BHK	424.00	39.37
217	23	2308	2 BHK	616.00	57.25
218	23	2309	2 BHK	616.00	57.25
219	24	2401	1 BHK	384.00	35.64
220	24	2402	1 BHK	384.00	35.64
221	24	2403	1 BHK	384.00	35.64



222	24	2404	1 BHK	384.00	35.64
223	24	2405	2 BHK	512.00	53.15
224	24	2406	2 BHK	605.00	56.18
225	24	2407	1 BHK	394.00	36.63
226	24	2408	2 BHK	587.00	54.52
227	24	2409	2 BHK	587.00	54.52
228	25	2501	1 BHK	413.00	38.37
229	25	2502	1 BHK	413.00	38.37
230	25	2503	1 BHK	413.00	38.37
231	25	2504	1 BHK	413.00	38.37
232	25	2505	2 BHK	512.00	53.15
233	25	2506	2 BHK	634.00	58.91
234	25	2507	1 BHK	424.00	39.37
235	25	2508	2 BHK	616.00	57.25
236	25	2509	2 BHK	616.00	57.25
237	26	2601	1 BHK	384.00	35.64
238	26	2602	1 BHK	384.00	35.64
239	26	2603	1 BHK	384.00	35.64
240	26	2604	1 BHK	384.00	35.64
241	26	2605	2 BHK	512.00	53.15
242	26	2606	2 BHK	605.00	56.18
243	26	2607	1 BHK	394.00	36.63
244	26	2608	2 BHK	587.00	54.52
245	26	2609	2 BHK	587.00	54.52
246	27	2701	1 BHK	413.00	38.37
247	27	2702	1 BHK	413.00	38.37
248	27	2703	1 BHK	413.00	38.37
249	27	2704	1 BHK	413.00	38.37
250	27	2705	2 BHK	512.00	53.15
251	27	2706	2 BHK	634.00	58.91
252	27	2707	1 BHK	424.00	39.37
253	27	2708	2 BHK	616.00	57.25
254	27	2709	2 BHK	616.00	57.25
255	28	2801	1 BHK	384.00	35.64
256	28	2802	1 BHK	384.00	35.64
257	28	2803	1 BHK	384.00	35.64
258	28	2804	1 BHK	384.00	35.64
259	28	2805	2 BHK	512.00	53.15
260	28	2806	2 BHK	605.00	56.18
261	28	2807	1 BHK	394.00	36.63
262	28	2808	2 BHK	587.00	54.52
263	28	2809	2 BHK	587.00	54.52
264	29	2901	1 BHK	413.00	38.37
265	29	2902	1 BHK	413.00	38.37
266	29	2903	1 BHK	413.00	38.37
267	29	2904	1 BHK	413.00	38.37



268	29	2905	2 BHK	512.00	53.15
269	29	2906	2 BHK	634.00	58.91
270	29	2907	1 BHK	424.00	39.37
271	29	2908	2 BHK	616.00	57.25
272	29	2909	2 BHK	616.00	57.25
			TOTAL	1,15,928.98	10,923.43



# DOTOM REAL ESTATE

## Head Office

Gr. Floor, Sharda Sangeet Vidyalaya, M. K. Marg,

Kalanagar, Bandra (E), Mumbai 400 051.

Web : [www.dotomrealty.com](http://www.dotomrealty.com)



**DEVELOPER NAME:** DOTOM REAL ESTATE

**CONTACT PERSON:** Hanif Sayyed **MOBILE NO. :** 9967838370

**EMAIL ID:** hanif@dotomrealty.com

**DEVELOPER CORPORATE OFFICE ADDRESS:** DOTOM REALTY

**ADDRESS LINE 1:** Ground Floor, Sharda Sangeet Vidyalaya

**ADDRESS LINE 2:** MK Marg, Kalanagar, Bandra East

**CITY:** Mumbai **PIN CODE:** 400 051

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**LEGAL ENTITY NAME:** DOTOM REAL ESTATE  
(NAME OF THE ENTITY UNDER WHICH THE PROJECT IS REGISTERED)

**PROJECT NAME:** SAPPHIRE – DOTOM ISLE

**PROJECT CATEGORY:** AFFORDABLE / MID-RANGE / LUXURY (PLEASE CHOOSE ANY ONE)

**PROJECT USP (OPTIONAL):**

**PROJECT ADDRESS:** DOTOM ISLE

**ADDRESS LINE 1:** Bhoomi Park Road, Next to Bhoomi Mart

**ADDRESS LINE 2:** Jankalyan Nagar, Malad West

**LANDMARK:** Opp. Billabong International School

**CITY:** Mumbai **PIN CODE:** 400 095

**TOTAL NO. OF BUILDINGS/WINGS:** ONE (1)

**TOTAL NO. OF FLOORS:** B+G+2P+29

**TOTAL NO. OF FLATS IN THE PROJECT:** 240

**TOTAL NO. OF FLATS AVAILABLE FOR SALE:** 202

**TOTAL NO. OF FLATS PER FLOOR:** 9

**IS ULC APPLICABLE:** NO

**No. of flats with nos. allotted to landowner / ULC landowner / ULC authorities:** NA

**RATE PER SQ FT:** Residential- 18,500 psf



POSSESSION DATE (MM/YY): 10/27

**CONFIGURATION OF THE FLATS:**

Flat types: Apartment, Row house, Villa	No. of bedrooms	Actual carpet area in sq.ft. to be mentioned in the sale agreement	Carpet area [inclusive of enclosed areas, if any]	Saleable area In sq.ft.	Minimum price in Rs. (Lacs/Cr)	Maximum price in Rs. (Lacs/Cr)
APARTMENT	1	384-424	384-424		72 lakhs	80 lakhs
APARTMENT	2	512-634	512-634		95 lakhs	1.2 Crs

**DETAILS OF THE NAMES OF THE BUILDING ON THE SITE WITH THEIR CORRESPONDING BUILDING TYPES AS MENTIONED IN THE APPROVED BUILDING PLAN**

**TOTAL NO. OF COMMERCIAL UNITS AVAILABLE:** 11 units

**RATE PER SQ.FT OF COMMERCIAL UNITS:** Rs. 45,000 psf

**CONTACT DETAILS OF MARKETING DEPARTMENT:**

**NAME:** Mr. Amarpal Anand  
**DESIGNATION:** VP - BD  
**MOBILE NOS:** 9930915394  
**EMAIL ID:** amarpal@dotomrealty.com

**CONTACT DETAILS OF SALES DEPARTMENT:**

**NAME:** Mr. Hanif Sayyed  
**DESIGNATION:** AVP - Sales  
**MOBILE NOS:** 9967838370  
**EMAIL ID:** hanif@dotomrealty.com

**CONTACT PERSON OF THE LEGAL CO-ORDINATOR/OFFICER WHO HAS ACCESS TO LEGAL FACTS OF THE PROJECT:**

**NAME:** Ms. Kranti Lavangare  
**DEPARTMENT:** Legal  
**DESIGNATION:** Legal Head  
**MOBILE NO:** 7710003166  
**EMAIL ID:** legal@dotomrealty.com

**NAME OF THE AUTHORISED SIGNATORY FOR EXECUTION OF SALE AGREEMENTS:**

Mr. Manoj Triloki Vishwakarma & Mr. Niraj Bharatbhai Jagda





**BUILDER'S BANK ACCOUNT DETAILS:**

**ACCOUNT NAME:** DRE Dotom Isle - Sapphire

**BANK NAME:** ICICI Bank

**ACCOUNT NO:** 123105004521

**BANK BRANCH:** Hallmark Plaza, Bandra East

**IFSC:** ICIC0001231

**A CANCELLED CHEQUE OF THE AFORESAID BANK ACCOUNT IS ATTACHED HERewith  
(for confirmation of the aforesaid bank account details)**

**FOR ELECTRONIC FUND TRANSFERS WE HAVE ATTACHED HERewith OUR  
EFT registration request letter**

**DETAILS OF CONSTRUCTION FINANCE LOANS AVAILED BY THE DEVELOPERS: YES/NO**

We certify that we have not obtained finance for this project from any source such as banks, financial institutions, etc and we shall inform **HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED (HDFC)** of any such finance, if availed by us in future (before completion of the project)

**WE ATTACH HERewith THE FOLLOWING SELF ATTESTED DOCUMENTS AS PART OF  
KYC COMPLIANCE:**

For a developer who is a company (Private Limited or Public Limited), a firm (Partnership/Proprietor), a Limited Liability Partnership (LLP), a HUF, a Society, a Trust, an ASSOCIATION OF PERSONS (AOP)

**Identity proof:** PAN CARD

**Address proof (any one of the following):** Bank Account Statement/Passbook, Electricity bill, Identity Card of recognized organization/institution with photo and address, PAN allotment letter, Property tax bill or receipt, Water tax bill, TAN allotment letter, Telephone Bill

**Bank Account proof:** Bank Account Statement/Passbook, Cancelled cheque

**ACCEPTANCE FOR FREE LISTING**

We hereby authorize **HDFC** to share the aforesaid data with respect to our aforesaid projects with **HDFC Developers Limited ("HDFCDL")** for free listing of the aforesaid projects on their website [www.hdfcred.com](http://www.hdfcred.com). We further consent **HDFCDL** to contact us, for completing formalities for free listing of our aforementioned projects on their website.



## DOTOM REALTY

### Head Office

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**Email :** [info@dotomrealty.com](mailto:info@dotomrealty.com)



### Group Names & Background:

- **DOTOM Realty**, the cynosure of the Real Estate Industry needs no introduction as it has carved a niche for itself, offering the finest living experiences in the city of Mumbai and beyond in merely two decades.
- The journey of passion for excellence and quality workmanship was initiated when two architectural veterans Ar. Manoj Vishwakarma and Ar. Ketan Musale joined forces to change the skyline of the city under their renowned architecture firm- DOT Architects incepted in the year of 1998. The company has planned and designed architectural marvels that still stand high and above as a testimony to their precise craftsmanship and a vision to provide lifestyle matching international standards staying true to their brand motto of 'Building Homes Not Hopes'.
- Backed by the expertise of rich knowledge about each and every intricacy of the Real Estate industry, Architecture Servicing has been successfully rendered to over 200 projects spread across villas, commercial and residential developments ensuring delivery within the stipulated time frames. Carrying forward the rich and unraveled legacy, DOTOM Realty is a wellspring of inspiration from DOT Architects with the vision to offer state-of-the-art lifestyle.
- The meticulous planning and unparalleled creativity have made the realty major pave new dimensions in the hearts of its patrons,
- The Present Promoters of Dotom Real Estate LLP: Mr. Manoj & Sanjay Vishwakarma with 95% and 5% shareholding of each. In Mohini ventures – Mr. Niraj & Bharat Jagda 50% each.



**LIST OF COMPLETED PROJECTS:**

Sr. No.	Name of Project	Developing Entity / Firm Name	Project Location	Start	Completion	Sale Area	Rehab Area	Total Area
1	Nivan & Casa Palazzo	Paradigm Real Estates LLP	Khar W & Borivali E	Apr-16	Jul-20	1,75,000	90,000	2,65,000
2	Ananda Residency	Paradigm Ambit Buildcon	Borivali W	Apr-16	Oct-20	4,25,000	2,20,000	6,45,000
3	Laxmi Sadan	Dotom Ventures	Matunga W	Jan-17	May-21	23,000	15,000	38,000
4	Ariana - B, C & D Wing	JV Realty & Developers	Borivali E	Feb-17	Nov-21	1,15,500	75,000	1,90,500
5	Blumen Rehab, A & B Wing	Saur Jagat	Vikhroli W	Oct-17	Dec-21	96,740	70,185	1,66,925
				<b>TOTAL</b>		<b>8,35,240</b>	<b>4,70,185</b>	<b>13,05,425</b>

**LIST OF ONGOING PROJECTS:**

Sr. No.	Name of Project	Developing Entity / Firm Name	Project Location	Start Date	Expected End Date	Total RERA Carpet Area	Total Units of Project	Current Status	Building Structure
						(sq. ft.)	(Nos)		
1	Ariana Residency - A Wing	JV Realty & Developers	Borivali E	Feb-20	Dec-23	44,121	111	Wing A - RCC Completed, Finishing work in Progress	G + 23 Floors
2	71 Midtown (Phase I)	Paradigm Dotom Build Heights LLP	Chembur	Jun-21	Dec-24	2,36,700	551	Rehab 1 - Delivered Rehab 2 - 21st Slab in Progress Sale - T1 - 6th Slab WIP, T2 - 8th Slab in Progress T3 - Excavation WIP	Sale - 3 wings - G + 23 Floors Rehab - 2 buildings R1 - G+16 floors R2 - G+23 floors
3	Dotom Desire	Dotom Ventures	Dadar W	Jan-19	Sep-23	26,456	48	Completed. Awaiting OC	G + 24 Floors
4	Blumen C & D Wing	Saur Jagat	Vikhroli W	Oct-18	Dec-24	77,629	147	C Wing - Internal & External plaster complete D Wing - 17th slab in the process	G + 22 Floors
5	Dotom Isle	Dotom Real Estate	Malad W	Sep-21	Dec-24	1,53,228	242	R & S (Existing part): Slab work is completed, Internal Finishing is in progress R & S (Extension part): 6th Slab in progress	B+G+2P+20 Floors
	<b>Total</b>					<b>5,38,134</b>	<b>1,099</b>		

# DOTOM REALTY

## Head Office

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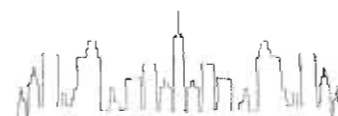
Web : [www.dotomrealty.com](http://www.dotomrealty.com)

Email : [info@dotomrealty.com](mailto:info@dotomrealty.com)



## Proposed Project details

<b>Borrower Entity</b>	Dotom Real Estate				
<b>Shareholding of Borrower</b>	<b>Dotom Real Estates LLP – 55% &amp; Mohini Ventures LLP – 45%</b> 1. Dotom Real Estate LLP: Mr. Manoj Vishwakarma – 95% & Mr. Sanjay Vishwakarma 05% 2. Mohini Ventures LLP: Mr. Bharat Jagda & Mr Niraj Jagda – 50% each				
<b>Project Name Location</b>	Dotom Isle – T Wing (Sapphire) Malad west				
<b>Total Land Area</b>	2,75,808				
<b>Configuration of building</b>	Overall snapshot of units in project (As may be applicable)				
	<b>Type</b>	<b>No. of Units</b>	<b>Average area per unit</b>	<b>Total Area (Sq Ft)</b>	<b>Average unit price</b>
	1 BHK	134	393.57	52738	75 Lakhs
	2 BHK	106	575.92	61199	1.07 Crs
	Shops	11	181.09	1992	72 Lakhs
	<b>Total</b>	<b>251</b>		<b>1,15,929</b>	
<b>Carpet Area</b>	1,15,929 Sq. ft				
<b>Project Start Date/Completion Date</b>	T Wing: May 2023 to October 2027				



ENVIRONMENTAL  
CLEARANCE



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority (SEIAA), MAHARASHTRA)

To,

The senior architect  
SHAKTI PROPERTY DEVELOPERS PRIVATE LIMITED  
27/28, P-Wing, Sharda Vihar, Shakti Complex, malvani village, Charkop,  
Kandivali (W) Mumbai. -400067

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/408819/2022 dated 08 Dec 2022. The particulars of the  
environmental clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B038MH174544   |
| 2. File No.                                   | SIA/MH/INFRA2/408819/2022  |
| 3. Project Type                               | New  |
| 4. Category                                   | B  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Proposed S.R.A. Scheme on plot bearing<br>C.T.S No. 6A(pt.), S.No. 263(pt) of village<br>Malvani, at Babarekar Nagar, Malad (W),<br>Mumbai by M/s. Shakti Property<br>Developers pvt ltd |
| 7. Name of Company/Organization               | SHAKTI PROPERTY DEVELOPERS<br>PRIVATE LIMITED  |
| 8. Location of Project                        | MAHARASHTRA  |
| 9. TOR Date                                   | N/A  |

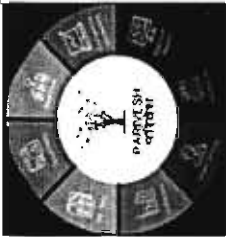
The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 20/07/2023

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*



## State Environment Impact Assessment Authority

No. SIA/MH/INFRA2/408819/2022  
Environment & Climate Change  
Department, 217(Ar.tex),  
Mantralaya, Mumbai- 400  
Date : 25.01.2023

To,  
M/s. Shakti Property Developers Pvt. Ltd.,  
C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani,  
Babarekar Nagar, Malad (W), Mumbai.

Subject: Environment Clearance for proposed S.R.A. Scheme on plot bearing C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani, at Babarekar Nagar, Malad (W), Mumbai by M/s. Shakti Property Developers Pvt. Ltd.

Ref. : Your application no. SIA/MH/INFRA2/408819/2022

This has reference to your proposal submitted to State Environment Impact Assessment Authority (SEIAA) for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986 as per MoEF&CC OM dated 07.07.2021 under violation category.

- The proposal for grant of Terms of Reference (ToR) which was considered by the State Expert Appraisal Committee (SEAC-2) in its 191<sup>st</sup> meeting and by SEIAA in its 255<sup>th</sup> (Day-3) meeting.
- ToR for the said project is issued as per details of the project, which are as given below:-

Sr. No.	Description	Details	
1	Proposal Number	<b>SIA/MH/INFRA2/408819/2022</b>	
2	Name of Project	Proposed of S.R.A. Scheme on plot bearing C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani, at Babarekar Nagar, Malad (W), Mumbai by M/s. Shakti Property Developers	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Amit Vilas Joshi
		Regd. Office address	27/28, P-wing, Sharada Vihar, Shakti Complex, malvni Village, Charkop, Kandivali (W) Mumbai.
		Contact number	9082558554
		e-mail	<a href="mailto:amev@dotomrealty.com">amev@dotomrealty.com</a>
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New Project	

8	Location of the project		C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani, at Babarekar Nagar, Malad (W), Mumbai				
9	Latitude and Longitude		Latitude: 19°12'11.93"N Longitude: 72°49'20.70"E				
10	Plot Area (Sq.m.)		23,828.85				
11	Deductions (Sq.m.)		--				
12	Net Plot area (Sq.m.)		22,673.35				
13	Ground coverage (m <sup>2</sup> ) & %						
14	FSI Area (Sq.m.)		76143.36				
15	Non-FSI (Sq.m.)		47,453.83				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)		1,23,597.19				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		76143.36 sqm				
18	Earlier EC details with Total Construction area, if any.		Earlier EC dated 30 June,2012 Total Construction Area:77,308.11 sqm				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)		It's a Expansion Project. As per Earlier EC FSI: 45680.41sqm & Non FSI: 31,627.70 sqm				
20	<b>Previous EC / Existing Building</b>		<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>	
	<b>Buildi ng Name</b>	<b>Configura tion</b>	<b>Heig ht (m)</b>	<b>Buildin g Name</b>	<b>Configuration</b>		<b>Height (m)</b>
	Rehab building		Rehab building				
	1,2,3,4, 6,7	Rehab: Bldg. 1to 4,6,7-G+7 floors (Completed)		1,2,3,4,6 ,7	Rehab: Bldg. 1 to 4,6,7-G+7 floors (Completed)	23.65 m	No Change OC received
	5	Rehab: Bldg. 5 - G+8 floors		5	Gr + 19th floors up	58.00 m	Changes of planning due to increase eligibility of rehab tenement s
	Sale building		Sale building				
	bldg. 1(wing N, O & P)	G+7 (Completed)		bldg. 1(wing N, O & P)	G+7 (Completed)	23.80 m	No Change OC received
	bldg. 1(wing Q)	G+22 (Completed)		bldg. 1(wing Q)	G+22 (Completed)	69.30 m	No Change Construct



							ion complete d OC received
bldg. 2(wing R, S, T, U)	Bldg. 2: B +st + P+8	Wing R-B +st+ P+18	bldg. 2 (wing R, S, T, U)	Wing R-Common basement +St./Gr+1&2nd podium +3to 22nd flrs	R & S:69.95m T & U:91.15m	The configuration of 2 sale building in the earlier EC is reflected as Bldg. 2:B +st+ P+8 instead of -B +st+ P+18 this has been verified from IOA drawing and tenements statements is given in the EC	
		Wing S-B +st+ P+18		Wing S-Common basement +St./Gr+1&2nd podium +3to 22nd flrs			
		Wing T-B +st+ P+8		Wing T-Common basement +St./Gr+1&2nd podium +3to 29th flrs			
		Wing U-B +st+ P+8		Wing U-Common basement +St./Gr+1&2nd podium +3to 29th flrs			
21	No. of Tenements & Shops		Rehab: Resi:1129 nos. Shops: 6 nos. Sale: Residential: 655 nos. Commercial: 37 nos.				
22	Total Population		Rehab:4525 nos. Sale:3380 nos.				
23	Total Water Requirements CMD		Domestic: 707 KLD Flushing: 353 KLD Landscape: 8 KLD Total Water Requirements: 1068 KLD				
24	Under Ground Tank (UGT) location		Below Ground				
25	Source of water		MCGM				
26	STP Capacity & Technology		1079 KLD, MBBR				
27	STP Location		Below Ground				
28	Sewage Generation CMD & % of sewage discharge in the sewer line		919 KLD				

29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>	
		Dry waste	6 kg/day		Will be handed over to a recycler	
		Wet waste	9kg/day		Handed over to municipal waste collector	
		Construction waste	Topsoil	3574.33	Cum	Being used for landscaping
			Demolition waste	Nil		No demolition is expected for the proposed expansion
			Excavation quantity	20000	Cum	This excavated qty is for rehab bldg. 5 and part basement of T, U. Out of this 20000 cum will be reused in site and rest of it will be sent to authorized land as per SWM NOC
			Empty cement bags	51377	Nos.	To be handed over to local recyclers
			Steel	9	MT	To be handed over to local recyclers
			Aggregates	34	MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	1429	sqm	Waste tiles to be used as china mosaics for terraces.
Empty Paint Cans (20 liter/can)	1284		no's	To be handed over to recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>	
		Dry waste	1572 Kg/day		Will be handed over to a recycler	
		Wet waste	2363 kg/day		Composting by OWC- manure produced will be used at a site for	

			landscaping, 3 OWC of total Capacity – 600, 600 & 300						
		E-Waste	3952 kg/ year Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	53 kg/day Dry sewage sludge will be used as manure for gardening.						
31	R.G. Area in sq.m.	RG required – 1813.84 sqm RG provided on Mother earth -Non-paved:1088.82 sqm Paved:729.54 sqm - Services 258.65sqm Total = 2077.05 sqm RG provided on the Podium:4730.95 sqm Total –6808sqm Existing trees on the plot: 17 Number of trees to be planted: 607 nos. a) In RG area:340 nos. b) No. of tree to be retain: 7 nos. c) In Miyawaki Plantation (with area); 260 nos. Number of trees to be cut: Nil Number of trees to be transplanted: 10 nos.							
32	Power requirement	During Operation Phase: <table border="1"> <tr> <td colspan="2">Details</td> </tr> <tr> <td>Connected load (kW)</td> <td>6919 MW</td> </tr> <tr> <td>Demand load (kW)</td> <td>2795 MW</td> </tr> </table>		Details		Connected load (kW)	6919 MW	Demand load (kW)	2795 MW
Details									
Connected load (kW)	6919 MW								
Demand load (kW)	2795 MW								
33	Energy Efficiency	a) Total Energy saving (%): 16% b) Solar energy (%): 5%							
34	D.G. set capacity	Rehab: 1 × 200 kVA Sale: 1 × 750 kVA							
35	No. of 4-W & 2-W Parking with 25% EV	SALE:4 Wheeler-624nos, 2Wheeler: 250 nos. REHAB: 4-Wheeler -29 no's, 2-Wheeler:8 nos. provided with 25% EV provision							
36	No. & capacity of Rain water harvesting tanks /Pits	Sale :148 cu.m/day Rehab: 181 cu.m/day							
37	Project Cost in (Cr.)	Rs. 350 Cr							
38	EMP Cost	Capital Cost: Rs. 816.42 lakhs O & M Cost: Rs.62.27 lakhs/annum							
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER							

40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA
----	--	----

The comparative statement showing details of project as per earlier EC and proposed project details is as follows:

Sr. No.	Project Details	Details as per EC Received 30.06.2012	Proposed (Amendment/Expansion in EC)	Remarks
1.	Total Plot Area (m <sup>2</sup> )	23,122.00sqm	23,828.85sqm	Due to revised demarcation
2.	Net plot area	18310.38sqm	22,673.35sqm	As per approved LOI
3.	FSI Area (m <sup>2</sup> )	45680.41sqm	76143.36 sqm	Increase in FSI as per Revised LOI received dated 05.06.2017. (increase in rehab eligibility)
4.	Non FSI Area (m <sup>2</sup> )	31,627.70 sqm	47,453.83 sqm	Increase in corresponding NON FSI area
5.	Total Construction Area (m <sup>2</sup> )	77,308.11 sqm	1,23,597.19 sqm	Increase in corresponding total construction area
6.	Cost of project (Cr.)	Rs.98.98Cr	Rs. 350Cr	Increase in the project cost
7.	No. of Flats	Rehab :951no's Shops:5 no's Sale:308 no's Shops:20 no's	Rehab: Resi:1129 nos. Shops: 6 nos. Sale Wings N, O, P, Q:183 nos. R, S, T, U: 472 nos. Total Residential: 655 nos. commercial: 37 nos.	Increase in rehab eligibility & sale component
8.	No. of Population	6325 nos.	Rehab:4525 nos. Sale:3380 nos. Total:7905 nos.	Increase due to increase in flat
9.	Rehab 1,2,3,4,6,7	Rehab: Bldg. 1to 4,6,7-G+7th floors (Completed)	Rehab:Bldg. 1to 4,6,7-G+7th floors(Completed)	No Change OC received
	Rehab 5	Rehab: Bldg. 5 -G+8th floors	Rehab Bldg. 5: Gr + 19th floors up	Changes of planning due to increase eligibility of rehab tenements
	Sale bldg. 1	Sale: Bldg. 1 wing N, O & P-G+7th (Completed)	Sale: Bldg. 1 wing N, O & P- G+7th (Completed)	No Change OC received Typo is EC.

	Sale bldg. 1	Sale: Bldg. 1 wing Q-G+ 22 <sup>nd</sup>	Sale: Bldg. 1 wing Q-G+ 22 <sup>nd</sup>	No Change Construction completed OC received
	Sale bldg. 2	Bldg. 2: B +st+ P+8th	Wing R- B +st+ P+18th Wing R-Common basement +St./Gr+1&2nd podium +3to 22nd flrs	The configuration of 2 sale building in the earlier EC is reflected as Bldg. 2: B +st+ P+8 instead of -B +st+ P+18 this has been verified from IOA drawing and tenements statements is given in the EC. There is vertical expansion proposed and addition of 1 more podium
10.	Height of bldg.	69.0m	Rehab building no 5:58.00 m Sale building no N, O, P:23.80 m, Q:69.30m Sale building: R & S :69.95m T&U:91.15m	Increase in height due to vertical expansion
11.	Total water requirement	888 KLD	Sale:453 KLD Rehab:615 KLD Total:1068 KLD	Increased due increase in flats
12.	Waste water requirement	698 KLD	Rehab: 529 KLD Sale:390 KLD Total :919 KLD	Increased due increase in flats
13.	STP Capacity	750 KLD	Rehab: 622 KLD Sale:457 KLD Total: 1079 KLD	Increased due increase in flats
14.	Total Solid waste generation	2610 Kg/day	Bio:2363 Kg/day Non-Bio:1572 Kg/day TOTAL:3935 Kg/day	Increased due increase in flats
15.	Parking for total project	Rehab & Sale:4-Wheelers-255 nos. 2-Wheelers-200 nos.	SALE:4-Wheeler-624 nos. 2-Wheeler: 250nos REHAB: 4-Wheeler-29 nos. 2 -Wheeler:8 nos.	Increased due increase in flats
16.	RG area	RG on ground :2614.00 sqm RG on podium:1050.1 sqm	RG AREA:2077.05 sqm RG on podium:3244.25 sqm	As per requirement
17.	Connected load	550KVA	6919KW	Increase in tenements
18.	Maximum Demand	3400 KVA (2720KW)	2795 KW	As per revise calculations

19.	D.G. Sets	3 X 250 KVA	Rehab: 1 × 200 kVA Sale: 1 × 750 kVA	
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4. The project/ activity is covered under item 8(a) of the Schedule to the EIA Notification, 2006. PP has applied under violation category under MoEF&CC OM dated 07.07.2021 (SoP for Identification and handling of Violation cases under EIA 2006)
5. SEAC-2 in its 191<sup>st</sup> meeting after detailed deliberation recommended the project for grant of ToR. SEIAA hereby accords ToR for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) the following specific and general conditions:-

**Specific Conditions-**


1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit following updated NOCs & remarks:  
a) Water NOC; b) Sewer Connection; c) Storm Water Drain Remarks; d) CFO NOC; e) Tree NOC; f) SWM/C&D NOC; g) Civil Aviation NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit justification and clarification that why this proposal should not be rejected as they had violated the configuration of buildings mentioned in earlier received environment clearance to the project.
5. PP to submit undertaking that they are not perpetual violators.
6. PP to refer standard ToR issued by SEIAA vide letter no. SEIAA2022/CR-44/SEIAA dated:2 of Environment Management Plan (EMP) for violation cases submitted under Office Memorandum dated:07/07/2021 in addition to above.

**General Guidelines**

- i. The EIA document shall be printed on both sides, as far as possible.
- ii. All documents should be properly indexed, page numbered.
- iii. Period/date of data collection should be clearly indicated.
- iv. The letter/application for EC should quote the Proposal No. and also attach a copy of the letter prescribing the ToR.
- v. The copy of the letter received from the SEIAA on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
- vi. The final EIA-EMP report submitted to the SEIAA must incorporate the issues mentioned in ToR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP Report where the specific ToR prescribed by Ministry. Questionnaire related to the project (posted on MoEF & CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
- vii. Grant of ToR does not mean grant of EC.
- viii. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- ix. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed ToRs (ToR proposed by the project proponent and additional ToR given by the MoEF & CC) have been complied with and the data submitted is factually correct (Refer MoEF & CC Office memorandum dated 4<sup>th</sup> August, 2009).
- x. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the

samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF & CC Office Memorandum dated 4<sup>th</sup> August, 2009). The project leader of the EIA study shall also be mentioned.

- xi. All the ToR points as presented before the State Expert Appraisal Committee (SEAC) shall be covered.
6. The above ToR should be considered in addition to all the relevant information as per the 'Generic Structure of EIA' given in Appendix III and IIIA in the EIA Notification, 2006.
7. The project proponent shall submit the detailed final EIA/EMP prepared as per ToR to the SEIAA for considering the proposal for environmental clearance within 3 years as per the MoEF & CC O.M. No. J-11013/41/2006-IA-II (I) (Part) dated 29.08.2017.
8. The consultants involved in preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/ Laboratories including their status of approvals etc. vide Notification of the MoEF&CC dated 19.07.2013.
9. The prescribed ToR would be valid for a period of three years for submission of the EIA/EMP Reports.

  
\_\_\_\_\_  
(Pravin Darade)  
Member Secretary, SEIAA

Copy to:

1. Chairman, SEIAA (Maharashtra), Mumbai.
2. Principal Secretary, Environment, Room: no.217, Annex. Bldg., Mantralaya, Mumbai.
3. Member Secretary, SEAC-2, 15<sup>th</sup> floor, New Administrative Building, Mantralaya, Mumbai.
4. Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> Floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.

Validity unknown

Digitally signed by Shri Pravin C.  
Darade, I.A.S.

Member Secretary

Date: 7/20/2023 12:37:22 PM





## SLUM REHABILITATION AUTHORITY

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

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1936/PN/STGL/AP

15 OCT 2013

COMMENCEMENT CERTIFICATE

SALE RESI. BLDG. No. 2

TO,

M/s. Shakti Property Developers,  
~~27/28, P-Wing, Sharda Vihar,~~  
Shakti Complex, Malvani Village,  
Charkop, Kandivali (West),  
Mumbai-400 067.

Sir

With reference to your application No 3936 dated 12/09/2008 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---  
C.T.S No 6A(pt.), S.No.263(pt.)

of village Malvani T.P.S. No. ---  
ward P/N Situated at Malad (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI  
UR No. SRA/ENG/425/PN/STGL/LCI (rev.) dt. 18/06/2012  
IDA UR No. SRA/ENG/1936/PN/STGL/AP dt. 07/03/2013  
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, 1966.
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, 1966.
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.

The C.E.O. (SRA) has appointed SHRI A.S. RAO

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 top of 1st level podium for Sale wings 'R', 'S', 'T' & 'U' of Sale Residential Bldg.No.2.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Shri. A.S. Rao  
Executive Engineer (SRA) (W.S.)

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

No. SRA/ENG/1936/PN/STGL/AP 7 MAR 2018

This C.C. is further extended from top of 1st level podium to 8th upper floors of sale wing R & S as per approved amended plans dt 07/03/2013

*[Signature]*  
13/3/18  
Executive Engineer  
Slum Rehabilitation Authority

No. SRA/ENG/1936/PN/STGL/AP 4 AUG 2018

This C.C. is further extended from 9<sup>th</sup> floor to 13<sup>th</sup> <sup>upper</sup> floor of sale wings 'R' & 'S' as per approved amended plans dt 21/05/2018

*[Signature]*  
13-08-18  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/1936/PN/STGL/AP - 8 SEP 2021

This C.C. is further extended from 14th to 22nd upper floors of sale Wings 'R' & 'S' for portion 'A' marked on plan at page C-133 including OHWT + LRA and plinth C.C. granted for upto ~~plinth~~ Podium level for extended portion 'B' marked on plan at page C-133 for sale wings 'R' & 'S' of sale building No-2 as per approved amended plans dated 19/08/2021.

*[Signature]*  
08.09.2021  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/1936/PN/STGL/AP 24 DEC 2021

This C.C. is re- endorsed upto podium level with Amnity floor as per amended plans issued on dated 24/12/2021.

*[Signature]*  
24.12.2021  
Executive Engineer  
Slum Rehabilitation Authority

17.0 MAY 2023  
SRA/ENG/1936/PN/STGL/AP

This C.C. is re-endorsed as per approved amended plans dtd. 02/05/2023.

*Pawan*  
10.05.2023.

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/1936/PN/STGL/AP

12 MAY 2023

In Continuation to earlier issued G.C this C.C is granted for further extended portion 'B' marked on plan at page C-25 of sale wing 'K' & 'S' of sale building No-2 from 3rd upper floor to 22nd upper floor including OHWT + LMh as per amended approved plan dated 02/05/2023.

*Pawan*  
12/05/2023.

Executive Engineer  
Slum Rehabilitation Authority



**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub:** Fire safety requirements for the proposed amendments in High-rise residential sale building no.2 under slum rehabilitation scheme and sub regulation 33 (10) & Section 30 of DCPR 2034 on plot bearing C.T.S. No. 6A (pt), S.No. 263 (pt.) of Village Malvani, Malad (West), Mumbai known as Shakti CHS (Pro).

**Ref:** 1) Online submission from **Mr. Manoj Vishwakarma Architects**  
2) File No. **P-16451/2023/(6)/P/N Ward/MALVANI/**  
**SRA/CFO/1/Amend**

**Mr. Manoj Vishwakarma of DOT Architects**

In this case, please refer to this office fire safety requirement letter issued u/n. FBM/S/509/1119 dated 13/07/2009 for the construction of high-rise residential cum commercial building no.2 comprising of four wings designated as Wing R, Wing S, Wing T & Wing U. Each wing having ground floor + 1<sup>st</sup> to 14<sup>th</sup> upper floors with a total height of 44.10 mtrs measured from general ground level to terrace level. (Treated as cancelled)

Further, revised fire safety requirement letter was issued by this office vide no. FB/HRC/WS/04 dated 10/06/2013, for the construction of High-rise S.R.A. residential building having common basement, ground floor on stilt & 1<sup>st</sup> Podium floor for car parking thereafter building has been divided into four wings i.e. Wing 'R', Wing 'S', Wing 'T' & Wing 'U' Wing 'R' & Wing 'U' having 1<sup>st</sup> to 18<sup>th</sup> upper floors for residential with a height of 67.82 mtrs measured from general ground level to terrace level & Wing 'S' & Wing 'T' having 1<sup>st</sup> to 24<sup>th</sup> upper floors for residential floors with a height of 87.86 mtrs measured from general ground level to terrace level. D.G. set is proposed on North Corner in the basement. Swimming pool is proposed at West side on podium level open to sky. (Treated as cancelled)

Further, revised fire safety requirement letter was issued by this office vide no. FB/HR/R-4/171 dated 17/11/2021 for the proposed construction of High-rise Sale Building no. 2 comprising of 05 Tower i.e. Tower R, S, T & U. Tower 'R' is having common basement + ground floor + 1<sup>st</sup> to 4<sup>th</sup> podium floors + 5<sup>th</sup> to 22<sup>nd</sup> upper floors with the total height of 69.95 mtrs from general ground level to terrace level. Tower 'S' is having common basement + ground floor + 1<sup>st</sup> to 4<sup>th</sup> podium floors + 5<sup>th</sup> to 22<sup>nd</sup> upper floors with the total height of 69.95 mtrs from general ground level to terrace level. Tower 'T' is having common basement + ground floor + 1<sup>st</sup> to 4<sup>th</sup> podium floors + 5<sup>th</sup> to 40<sup>th</sup> upper floors with a total height of 119.90 mtrs from general ground level to terrace level. Wing 'U' is having common basement + ground floor + 1<sup>st</sup> to 4<sup>th</sup> podium floors + 5<sup>th</sup> to 40<sup>th</sup> upper floors with a total height of 119.90 mtrs from general ground level to terrace level.

**Now, the Architect has changed the nomenclature of Tower to Wing for R, S, T & U and uploaded amended plans for Wing 'R' & 'S', revised plans for Wing 'T' & 'U' (U1 & U2) and new plans for proposed Composite Wing 'V' for the approval & proposed the following modifications:**

**AMENDMENTS IN WING 'R', 'S', 'T' & 'U':**

- 1) Architect has proposed to delete 11 upper floors from **Wing 'U' (U1 & U2)** i.e. from 30<sup>th</sup> to 40<sup>th</sup> floors with revised total height of **Wing 'U' (U1 & U2)** up to 88.50 mtrs as shown on the plan.
- 2) Architect has proposed to revised the nomenclature of Wing U as Wing U (U1 & U2 ) **Wing 'U' (U1 & U2)** as shown on the plan.
- 3) Architect has changed the location of **Wing 'T'** from East side to North side annexed to **Wing 'U' (U1 & U2)** as shown on the plan. Also, architect has proposed to delete 11 upper floors from **Wing 'T'** i.e. from 30<sup>th</sup> to 40<sup>th</sup> floors with total height of **Wing 'T'** up to 88.50 mtrs & uploaded revised plans.
- 4) Architect has proposed to delete 02 no. of podium floor for each Wing as shown on the plans.
- 5) There is change in floor-wise user for the Wings 'R', 'S', 'T' & 'U' (U1 & U2) & is as follows.

Floors	Details of users			
	Wing 'R'	Wing 'S'	Wing 'T'	Wing 'U' (U1 & U2)
Common Basement	Common Firefighting tanks & common fire pump room for Wing 'R' & 'S' + Common STP for sale building no 1 & 2 + Separate Firefighting tank & Fire pump room for each Wing 'T' & wing 'U' (U1 & U2) + RWH tanks for Wing T & U + Separate Flushing & Domestic tanks for each Wing + Stack & Surface car parking by the way of 6.50 mtrs wide two-way ramp+ Separate Staircase & Lift accessing Basement from ground.			
Ground floor	Separate Entrance lobby for each Wing + Stilt for Mandir with Rooms + 35 nos. of shops + Pit-parking for Wing 'R' & 'S' + Separate BMS /Fire control room for Wing 'T' & 'U' (U1 & U2) + Common Substation + Surface car parking in stilt area.			
1 <sup>st</sup> floor	Separate Letter box & Service utility room each for Wing 'R' & 'S' +Stack car parking with pit for Wing 'R' & 'S' + 02 nos. of Meter rooms for Wing 'U' (U1 & U2) + 05 nos. of residential flats for Wing 'U' (U1 & U2) + 01 no. of Meter room for Wing 'T' + 05 nos. of residential flats for Wing 'T' + Surface car parking in between common podium floor by the way of 6.50 mtrs wide two-way ramp + D.G. Set			
2 <sup>nd</sup> floor	01 no of Meter room for Wing R + 02 nos. of Meter rooms for Wing 'S' + Separate Service utility room each for Wing 'R' & 'S' + Electric common panel room in Wing 'R'+ 09 nos. of residential flats for Wing 'U' (U1 & U2) + 05 nos. of residential flats for Wing 'T' + Stack car parking in between common podium floor by the way of 6.50 mtrs wide two-way ramp.			
3 <sup>rd</sup> floor part podium & part amenity	Open to Sky Podium Landscape having Meditation Lawn+ Swimming Pool with Poll deck + Kids Play area + Adventure Activity & Skating Plaza + Celebration deck + Celebration Lawn + Floral Garden + Hammock Garden + Spiritual garden + Dry Garden + Jain Temple + Swing Plaza + Fitness center + Double height multipurpose hall +			

floor	Gymnasium + Ghar Derasar + Childrens crèche + Indoor game room + Steam & Sauna rooms + Common toilets + 07 nos. of residential flats for Wing 'U' (U1 & U2) + 05 nos. of residential flats for Wing 'T'			
4 <sup>th</sup> floor	08 nos. of flats	06 nos. of flats	09 nos. of flats	13 nos. of flats
5 <sup>th</sup> to 6 <sup>th</sup> floors	08 nos. of flats on each floor	06 nos. of flats on each floor	09 nos. of flats on each floor	15 nos. of flats on each floor
7 <sup>th</sup> floor	05 nos. of flats + refuge area	04 nos. of flats + refuge areas in 02 parts	09 nos. of flats	15 nos. of flats
8 <sup>th</sup> floor	08 nos. of flats	06 nos. of flats	06 nos. of flats + Refuge area	11 nos. of flats + refuge area
9 <sup>th</sup> to 13 <sup>th</sup> floors	08 nos. of flats on each floor	06 nos. of flats on each floor	09 nos. of flats on each floor	15 nos. of flats on each floor
14 <sup>th</sup> floor	04 nos. of flats + refuge area	03 nos. of flats + Society office + refuge area in 02 parts	09 nos. of flats	15 nos. of flats
15 <sup>th</sup> floor	08 nos. of flats	06 nos. of flats	06 nos. of flats + Refuge area	11 nos. of flats + refuge area
16 <sup>th</sup> to 21 <sup>st</sup> floors	08 nos. of flats on each floor	06 nos. of flats on each floor	09 nos. of flats on each floor	15 nos. of flats on each floor
22 <sup>nd</sup> floor	08 nos. of flats	06 nos. of flats	06 nos. of flats + Refuge area	11 nos. of flats + refuge area
23 <sup>rd</sup> to 29 <sup>th</sup> floors	Terrace above 22 <sup>nd</sup> floor for Wing 'R' treated as refuge area	Terrace above 22 <sup>nd</sup> floor for Wing 'S' treated as refuge area	09 nos. of flats on each floor	15 nos. of flats on each floor
Terrace	-----	-----	Open to sky (Treated as refuge area)	Open to sky (Treated as refuge area)

- 6) There are minor changes in the open spaces all around each Wing & is as follows.

**Wing 'R'**

Sides	Building line to plot Boundary	Building line to podium line	Podium line to Plot boundary
<b>North</b>	Annexed to Wing 'S'		
<b>South</b>	Annexed to Temple + 18.30 mtrs wide Bhoomi Park Road	Flushed	Flushed to Temple + 18.30 mtrs wide Bhoomi Park Road
<b>East</b>	3.00 mtrs + 12.20 mtrs wide Layout Road	1.00 mtrs	2.00 mtrs + 12.20 mtrs wide Layout Road
<b>West</b>	10.50 mtrs to 17.00 mtrs (Joint open space between Sale bldg. no.2 & Wing N, O & P)	4.50 mtrs to 5.00 mtrs	6.00 mtrs to 12.00 mtrs (Joint open space between Sale bldg. no.2 & Wing N, O & P)

**Wing 'S'**

Sides	Building line to plot Boundary	Building line to podium line	Podium line to Plot boundary
North	9.00 mtrs + Wing 'V'	Flushed	9.00 mtrs + Wing 'V'
South	Annexed to Wing 'R'		
East	7.00 mtrs + 12.20 mtrs wide Layout Road	5.00 mtrs	2.00 mtrs + 12.20 mtrs wide Layout Road
West	Annexed to common podium floor		

**Wing 'U' (U1 & U2)**

Sides	Building line to plot Boundary	Building line to podium line	Podium line to Plot boundary
North	3.00 mtrs + 18.30 mtrs wide D.P. Road	Flushed	3.00 mtrs + 18.30 mtrs wide D.P. Road
South	7.00 mtrs to 15.00 mtrs to Sale building no 1 & partly annexed to common podium floor	Flushed	7.00 mtrs to 15 Mts to Sale Building no. 1 & partly annexed to common podium floor
East	Annexed to common podium floor		
West	9.00 mtrs	Flushed	9.00 mtrs

**Wing 'T'**

Sides	Building line to plot Boundary	Building line to podium line	Podium line to Plot boundary
North	3.00 mtrs + 18.30 mtrs wide D.P. Road	Flushed	3.00 mtrs + 18.30 mtrs wide D.P. Road
South	Annexed to common podium floor		
East	Annexed to Wing 'V'		
West	Annexed to Wing 'U' (U1 & U2)		

- 7) There is minor change in the details of staircase & lifts for the Wing 'T' & 'U' (U1 & U2) and is as follows.

**Details of staircase:**

Wing	No. of staircase	Type of staircase	Width	From – to
'T'	Two	Enclosed type	2.00 mtrs	Each leading from Basement to terrace floor & same is diverted at ground floor level
'U' (U1 & U2)	Two	Enclosed type	2.00 mtrs	Each leading from Basement to terrace floor & same is diverted at ground floor level

The staircases are externally located and adequately ventilated to outside air, as shown on plans.

**Details of lifts:**

Wing	No. of lifts	Type of lifts	Profile
'T'	03 Nos.	Passenger lifts	Each leading from Basement to terrace floor
'T'	01 No.	Fire lifts	Each leading from Basement to terrace floor



'T'	01 no.	Fireman evacuation lift	Leading from ground floor to top floor & opening at staircase mid landing on each floor
'U' (U1 & U2)	05 Nos.	Passenger lifts	Each leading from Basement to terrace floor
'U' (U1 & U2)	02 Nos.	Fire lifts	Each leading from Basement to terrace floor
'U' (U1 & U2)	02 nos.	Fireman evacuation lift	Leading from ground floor to top floor & opening at staircase mid landing on each floor

Lifts as shown on the plan will be converted into fire lift for each Wing. The lift lobby/common corridor at each floor level is ventilated to outside air, as shown on the plans.

- 8) There is change in the refuge area calculation for each Wing along with minor change in the height & is as follows.

Wing	Refuge Floor	Refuge area in sq. mtrs.		At the Height Ground level in mtrs.
		Required	Proposed	
'R'	7 <sup>th</sup> floor	140.06 sq mtrs	144.04 sq mtrs	22.16 mtrs
	14 <sup>th</sup> floor	179.77 sq mtrs	189.56 sq mtrs	43.09 mtrs
'S'	7 <sup>th</sup> floor	109.32 sq mtrs	118.51 sq mtrs	22.16 mtrs
	14 <sup>th</sup> floor	140.74 sq mtrs	140.85 sq mtrs	43.09 mtrs
'T'	8 <sup>th</sup> floor	116.79 sq mtrs	120.75 sq mtrs	24.70 mtrs
	15 <sup>th</sup> floor	118.50 sq mtrs	120.75 sq mtrs	45.00 mtrs
	22 <sup>nd</sup> floor	136.88 sq mtrs	141.11 sq mtrs	65.30 mtrs
'U' (U1 & U2)	8 <sup>th</sup> floor	197.33 sq mtrs	209.86 sq mtrs	24.70 mtrs
	15 <sup>th</sup> floor	201.82 sq mtrs	209.86 sq mtrs	45.00 mtrs
	22 <sup>nd</sup> floor	232.30 sq mtrs	232.91 sq mtrs	65.30 mtrs

In addition to above, terrace of each Wing will be treated as refuge area. Refuge area calculation shall be verified by E.E.S.R.A. & excess refuge area shall be counted in F.S.I as per DCPR-2034.

- 9) There is change in parking statement.

**NEWLY PROPOSED Composite WING 'V':**

- 1) Architect has proposed to construct new Wing designated as **Composite Wing 'V'** at East side annexed to **Wing 'T'** & common podium as shown on the plan. The said Composite Wing 'V' is comprising of part basement for Fire tanks & Fire pump room + U.G. tank, & STP + Ground floor part on stilt & part for shops + 1<sup>st</sup> to 21<sup>st</sup> + 22<sup>nd</sup> (PT.) upper residential floors with a total height of 67.00 mtrs measured from general ground level to terrace level as shown on the plans.
- 2) The floor-wise user for Composite Wing 'V' is as follows.

Floors	Details of users
Part Basement	STP + Fire pump room + Fire tanks + Domestic tank + RWH tank + Flushing tank + Pit for Puzzle parking
Ground floor	Entrance lobby + 21 nos. of shops + 07 level pit-puzzle parking (02 level in pit) in stilt area + 02 Nos meter rooms + OWC room

1 <sup>st</sup> to 3 <sup>rd</sup> floors	12 nos. of residential flats on each floor
4 <sup>th</sup> to 7 <sup>th</sup> floors	14 nos. of residential flats on each floor
8 <sup>th</sup> floor	10 nos. of residential flats + refuge area
9 <sup>th</sup> to 14 <sup>th</sup> floors	14 nos. of residential flats on each floor
15 <sup>th</sup> floor	10 nos. of residential flats + refuge area
16 <sup>th</sup> to 21 <sup>st</sup> floors	14 nos. of residential flats on each floor
22 <sup>nd</sup> floor Part	12 Nos. of Residential flats + 02 nos. of part terrace
Terrace floor	Open to sky – Treated as refuge area

- 3) The details of Staircases & lifts for Composite Wing 'V' is as follows.

**Details of staircase:**

Wing	No. of staircase	Type of staircase	Width	From – to
'V'	One	Enclosed type	1.50 mtrs	Leading from part basement to terrace floor & same is diverted at ground floor level
'V'	One	Enclosed type	1.50 mtrs	Leading from ground floor to terrace floor

The staircases are externally located and adequately ventilated to outside air, as shown on plans.

**Details of lifts:**

Wing	No. of lifts	Type of lifts	Profile
'V'	04 Nos.	Passenger lifts	Each leading from ground floor to terrace floor

One lift from each lift bank will be converted into fire lift. The lift lobby/common corridor at each floor level is ventilated to outside air, as shown on the plans.

- 4) The Composite Wing 'V' abuts on 18.30 mtrs wide D.P. Road on North side & 12.20 mtrs wide layout road on East side as shown on the plan.

The side open spaces all around Composite Wing 'V' is as follows.

Sides	Building line to plot boundary
<b>North</b>	3.00 mtrs + 18.30 mtrs wide D.P. Road
<b>South</b>	9.00 mtrs joint open space between Wing 'V' & Wing 'S'
<b>East</b>	3.00 mtrs + 12.20 mtrs wide layout road
<b>West</b>	Partly annexed to Wing 'T' & partly to common podium floor

- 5) The refuge area for Composite Wing 'V' is as under:

Wing	Refuge Floor	Refuge area in sq. mtrs.		At the Height Ground level in mtrs.
		Required	Proposed	
'V'	8 <sup>th</sup> floor	128.54 sq mtrs	130.18 sq mtrs	23.50 mtrs
	15 <sup>th</sup> floor	147.65 sq mtrs	147.65 sq mtrs	43.80 mtrs

In addition to above, terrace of Composite Wing 'V' will be treated as refuge area. Refuge area calculation shall be verified by E.E.S.R.A. & excess refuge area shall be counted in F.S.I as per DCPR-2034.

As per the Architect, there are no any other changes except above amendments.

**The proposal is considered favorably in view of the facts that:**

- i) Fire safety requirement letter from this department for the above-mentioned building is already issued U/no: FB/HR/R-4/171 dated 17/11/2021 and this fire safety requirement letter is for certain amendments only.
- ii) The site abuts on 18.30 mtrs wide D.P. Road on North side, 18.30 mtrs wide Bhoomi Park Road on South side, 12.20 mtrs wide Layout Road on East side & 18.30 mtrs wide Jankalyan Charkop Road on West side as shown on the plan.
- iii) The building i.e. Wing 'R' & 'S' is issued with C.C. up to 22<sup>nd</sup> floor vide no. SRA/ENG/1936/PN/STGL/AP dated 08/09/2021 & as per the architect letter, Wing 'R' & 'S' are constructed up to Terrace floors on the site.
- iv) Architect has proposed refuge area for Wing 'T' facing North Road side, refuge area for Wing 'U' (U1 & U2) facing wider open space of 9.00 mtrs on West side & refuge area for Wing 'V' facing East Road side from where specialized fire appliances of this department can be operated in case of emergency.
- v) As per norms, refuge area is to be provided on 29<sup>th</sup> floor of Wing 'T' & 'U' (U1 & U2) in addition to refuge area on 8<sup>th</sup>, 15<sup>th</sup> & 22<sup>nd</sup> floor. But due to planning constraint & Architect vide his letter dated 26/04/2023 has not proposed refuge area on 29<sup>th</sup> floor for Wing 'T' & 'U' (U1 & U2). However, architect has included refuge area calculations for 29<sup>th</sup> floor of building in refuge area calculations on 22<sup>nd</sup> floor and has requested this department to consider terrace above 29<sup>th</sup> floor to be treated as refuge area in addition to the refuge area provided on 8<sup>th</sup>, 15<sup>th</sup> & 22<sup>nd</sup> floor for Wing 'T' & 'U' (U1 & U2). However, the same is considered by this department and necessary approval of Hon'ble C.E.O.(S.R.A.) shall be obtained for the same.
- vi) As per norms, refuge area is to be provided on 22<sup>nd</sup> floor of Wing 'V' in addition to refuge area on 8<sup>th</sup> & 15<sup>th</sup> floor. But due to planning constraint & Architect vide his letter dated 28/04/2023 has not proposed refuge area on 22<sup>nd</sup> floor for Wing 'V'. However, architect has included refuge area calculations for 22<sup>nd</sup> floor of building in refuge area calculations on 15<sup>th</sup> floor and has requested this department to consider terrace above 22<sup>nd</sup> floor to be treated as refuge area in addition to the refuge area provided on 8<sup>th</sup> & 15<sup>th</sup> floor for Wing 'V'. However, the same is considered by this department and necessary approval of Hon'ble C.E.O.(S.R.A.) shall be obtained for the same.
- vii) Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.

In view of the above as far as this department is concerned, this requirement letter is issued from a fire safety point of view for the proposed above-mentioned amendments in the construction of proposed construction of High-rise Sale Building no. 2 comprising of 05 Wings i.e. Wing R, S, T, U (U1 & U2) & Composite Wing 'V'. **Wing 'R' & 'S'** is having common basement + ground floor part for shops & part on stilt + 1<sup>st</sup> & 2<sup>nd</sup> common podium floors for parking & + 3<sup>rd</sup> Floor having Fitness center & Podium top with landscape amenities+ 4<sup>th</sup> to 22<sup>nd</sup> upper floors with the total height of 69.95 mtrs from general ground level to terrace level. **Wing 'T'** is having common basement + ground floor part for shops & part on stilt + 1<sup>st</sup> & 2<sup>nd</sup> common part podium for parking & part for residential + 3<sup>rd</sup> floor having part fitness center & part residential & podium top

with Landscape amenities+ 4<sup>th</sup> to 29<sup>th</sup> upper floors with a total height of 88.50 mtrs from general ground level to terrace level. **Wing 'U' (U1 & U2)** is having common basement + ground floor part for shops & part on stilt + 1<sup>st</sup> & 2<sup>nd</sup> common part podium for parking & part for residential + 3<sup>rd</sup> floor having part fitness center & part residential & podium top with Landscape amenities+ 4<sup>th</sup> to 29<sup>th</sup> upper floors with a total height of 88.50 mtrs from general ground level to terrace level and **Composite Wing 'V'** is having of part basement for U.G. tank & Pump room + Ground floor part on stilt & part for shops + 1<sup>st</sup> to 21<sup>st</sup> + 22<sup>nd</sup> (pt) upper residential floors with a total height of 67.00 mtrs measured from general ground level to terrace level as shown on the enclosed plans, signed in token of approval subject to satisfactory compliance with the following requirements;

- 1) **All the requirements stipulated in earlier Fire safety requirement letter issued by this department u/no. FB/HR/R-4/171 dated 17/11/2021 shall be strictly adhered to for entire each Wing (R, S, T, & U (U1 & U2)) from basement to top floor with the following additional requirements & modified requirements:**
  
- 2) **REQUIREMENT NO. 4 (CORRIDOR/LIFT LOBBY) VIDE CFO FIRE SAFETY REQUIREMENT LETTER VIDE NO. FB/HR/R-4/171 DATED 17/11/2021 AS MODIFIED AS (FOR EACH WING):**
  - i) Corridor / lift lobby at each floor level shall be naturally ventilated.
  - ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
  - iii) Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape.
  - iv) Portable lights / instant lights or Battery/UPS operated lights shall be provided at strategic locations in the staircase and lift lobby of each floor.
  
- 3) **REQUIREMENT NO. 5 (STAIRCASES) VIDE CFO FIRE SAFETY REQUIREMENT LETTER VIDE NO. FB/HR/R-4/171 DATED 17/11/2021 AS MODIFIED AS (FOR EACH WING):**
  - i) The layout of staircase of building shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self-closing door placed in the enclosed wall of the staircase at landing.
  - ii) The flight width of staircase shall not be less than 1.50 mtrs throughout its height for Wing 'R' & 'S'.
  - iii) The flight width of each staircase shall not be less than 2.00 mtrs throughout its height for Wing 'T' & 'U'.
  - iv) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
  - v) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.
  - vi) Nothing shall be kept or stored in staircase / corridor/passage.

**The staircase terrace door shall be provided in the following manner (FOR EACH WING):**

- a) The top half portion of the doors shall be provided with louvers.
- b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
- c) The glass front of 6-inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
- d) The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection and alarm system.

**4) REQUIREMENT NO. 16(h) (FIRE PUMP, SPRINKLER PUMP & JOCKEY PUMP AND, BOOSTER PUMP) VIDE CFO FIRE SAFETY REQUIREMENT LETTER VIDE NO. FB/HR/R-4/171 DATED 17/11/2021 AS MODIFIED AS: FIRE PUMP, SPRINKLER PUMP & JOCKEY PUMP AND (COMMON FOR WING 'R' & 'S' AND SEPARATE FOR WING 'T' & 'U'), BOOSTER PUMP (SEPARATE FOR WING 'R', 'S', 'T' & 'U'):**

- i) Wet-risers shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant. The fire pump shall be coupled with jockey pump of sufficient capacity. Separate jockey pump shall be provided to Wet riser system of each wing to keep system pressurized.
- ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs. / sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
- iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv) Electric supply (normal) to these pumps shall be independent circuit.
- v) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor at easily accessible place.
- vi) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground level.
- vii) All above pumps should be surface mounted or vertical turbine type (submersible pump not permitted) along with adequate size of pump room. Firefighting panel shall be provided at ground level at easily accessible place.
- viii) All the pumps shall be TAC norms or complied to NFPA-20.

**5) INTERNET OF THINGS SYSTEM (ADDITIONAL REQUIREMENT FOR WING 'T' & 'U' (U1 & U2)):**

- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -५.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.

- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
  - d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
  - e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.
- 6) **OTHER NOC / PERMISSIONS:**  
Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.
- 7) **Hon.C.E.O(SRA) approval shall be obtained for the following:**
- a) Deficiency in open space, if any.

**REQUIREMENTS FOR NEWLY PROPOSED COMPOSITE WING 'V':**

- 1) **ACCESS:**
- a) There shall be no compound wall on North & East Road side. There shall no parking or any type of obstruction & trees at joint open spaces at South side.
  - b) Courtyards shall be flushed with the road level.
- 2) **COURTYARDS:**
- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines each with point load of 10 kg/cm<sup>2</sup>
  - ii) All the courtyards shall be in one plane.
  - iii) The courtyards shall be kept free from obstruction at all times.
  - iv) No structure of any kind shall be permitted in courtyards of the building.
- 3) **STAIRCASE:**
- vii) The layout of staircase of building shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one-hour fire resistant self-closing door placed in the enclosed wall of the staircase at landing.
  - viii) The flight width of staircase shall not be less than 1.50 mtrs throughout its height.
  - ix) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
  - x) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.
  - xi) Nothing shall be kept or stored in staircase / corridor/passage.
- The staircase terrace door shall be provided in the following manner:**
- e) The top half portion of the doors shall be provided with louvers.

- f) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
- g) The glass front of 6-inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
- h) The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection and alarm system.

**4) PROTECTION TO STRUCTURAL STEEL:**

- a) All the structural steel members i.e. columns, beams, etc., shall be protected with the fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
- b) A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the chartered Structural Engineer at the time of application for occupying the building.

**5) PART BASEMENT:**

- i) The part basement shall be used for designated purpose only as shown in the plan.
- ii) The basement shall be provided with natural / Mechanical ventilations through cut outs as shown in the plan.
- iii) Two Dry Chemical Powder fire extinguisher ABC type of 09 kgs. Capacity each shall be kept in part basement

**6) PIT-PUZZLE PARKING:**

- i) The designated parking shall be used for car parking only.
- ii) The drainage of the car parking areas shall be separate from that of the building and shall be provided with catch with fire trap before connecting to Municipal Sewer.
- iii) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- iv) The parking area shall not be used for dwelling purpose and repairing / maintenance of vehicles, storage, trade activity etc, at any time and use of naked light / flame shall be strictly prohibited.
- v) Vertical deck separation shall be provided between the upper & lower decks of pit-puzzle parking by using the non-perforated and non-combustible materials. (structural steel plate) This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- vi) Elements of the pit-puzzle parking structure shall have 1 hr. fire resistance.
- vii) Sprinkler system shall be provided in stack parking area covering each level of parking.
- viii) Each car parking deck shall have 1 hr. fire resistance.
- ix) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- x) The parking system is to be ceased during the maintenance operation.

- xi) The drive ways shall be properly marked & maintained unobstructed. Proper illuminated signage's for escape routes, ramps, etc. shall be provided at prominent locations.

**7) LIFT:**

- i) Walls enclosing lift shafts shall have fire resistance of not less than two hours.
- ii) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- iv) One lift from each lift bank shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.

**8) FIRE LIFT:**

- a) To enable fire services to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.
- b) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. it shall have loading capacity of not less than 545 kgs. (8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator/separate substation of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.
- d) The operation of the fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. The lift can be used by the occupants in normal times.
- e) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- g) The speed of the lift shall be such that it can reach the top floor from ground level within one minute.

**9) ESCAPE ROUTE FROM FLAT TO STAIRCASE:**

- i) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- ii) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

**10) ENTRANCE DOORS:**

- a) All flat entrance doors, staircase & refuge door shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.).



- b) Rolling shutter for each shop shall have fire resistance of not less than one hour.
- c) The fire resistance rating for staircase F.R.D., Lift lobby & the lift doors as per N.B.C. provisions.

**11) ELECTRIC CABLE DUCT AND ELECTRIC METER ROOM:**

- i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for the duct shall have two hours fire resistance.
- iii) Electric cables shall not pass-through staircase enclosure and shall be taken in concealed manner.
- iv) Electric cables ducts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.
- v) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of ELCB/MCB.
- vi) Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated.

**12) ESCAPE ROUTE LIGHTING:**

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

**13) STAIRCASE AND CORRIDOR LIGHTINGS:**

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate supply.

**14) FALSE CEILING (if provided):**

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.

**15) MATERIALS FOR INTERIOR DECORATION/FURNISHING:**

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

**16) FIRE FIGHTING REQUIREMENTS: -:**

**A) UNDERGROUND WATER STORAGE TANK:**

An underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection.

**B) OVERHEAD WATER STORAGE TANK:**

A tank of 30,000 liters capacity shall be provided above staircase shaft at the terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

**C) WET RISER:**

Wet riser of internal diameter of 15cms. of G.I. 'C' Class pipe shall be provided with double hydrant outlet and hose reel on each floor in lift lobby as shown on the plan. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm.

**D) FIRE SERVICE INLET:**

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to (a) The wet riser cum down comer, (b) Sprinkler system etc.
- ii) Breeching connection inlet shall be provided to refill U.G. tank,
- iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

**E) AUTOMATIC SPRINKLERS SYSTEM:**

Automatic sprinkler system shall be provided in each shop, in entire car parking covering each level of parking at ground floor, in each residential flat on each floor & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.

**F) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP:**

- a. Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less than 3.2 kgs/sq.cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity
- b. Booster pump of capacity 900 liters/min. 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. (Submersible pump not allowed).
- c. Two-way switches for the booster pump shall be provided at terrace, top floor of the building as well as at ground level at easily accessible/noticeable place of the building.
- d. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- e. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room.
- f. Electric supply (normal) to these pumps shall be on independent circuit.

**G) EXTERNAL HYDRANTS:**

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. around the building within the confines on ground floor.

**H) HOSES & HOSE BOXES:**

One Hose Box, each with two hoses of 15mts length of 63mm dia. along with branch shall be provided shall be kept at ground floor as well as on each floor at easily accessible places.

**I) AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be installed in each shop, in pump room, in each electric duct on each floor, in Lift machine room and in electric meter room of the building as per IS specifications.

**J) ALTERNATE SOURCE OF POWER SUPPLY:**

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

**K) PORTABLE FIRE EXTINGUISHERS:**

- a) One dry chemical powder (ABC type) fire extinguisher of 09 kgs. Capacity having BIS certification mark and one no. of bucket filled with dry clean sand shall be kept in each shop, in electric meter room & in each Lift Machine Room.
- b) Two dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept near car parking on ground floor.
- c) One dry chemical powder type fire extinguisher of 06 kgs. Capacity having BIS Certification mark shall be kept in lift lobby / common corridor on each floor as well as in refuge area of the building.

**17) FIRE ALARM SYSTEM:**

Entire building shall be provided with manual fire alarm system with main control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

**18) INTERNET OF THINGS SYSTEM:**

- f) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -५.
- g) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- h) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- i) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective

- measures shall be taken by the owner, occupier immediately.
- j) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.
- 19) **PUBLIC ADDRESS SYSTEM:**  
The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.
- 20) **SIGNAGES:**  
Self-glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.
- 21) **PANEL BOARD OF FIRE-FIGHTING SYSTEM:**  
Fire alarm system, public address system, Automatic smoke detection system, Automatic sprinkler system, alternate supply, etc. panels shall be installed on ground floor of the building.
- 22) **FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:**  
Following fire protection arrangement shall be provided with the following fire protection measures & same shall be maintained in good working condition at all the times.
- a) Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
  - b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq. mtrs area.
  - c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.
- 23) **TRAINED SECURITY GUARDS:**  
The trained security guards having basic knowledge of fire-fighting & fix fire-fighting installation shall be provided / posted in the building.
- 24) **FIRE DRILLS / EVACUATION DRILLS:**  
Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.
- 25) **ELEVATION FEATURE (if provided):**  
As shown on plan, elevation feature/treatment shall be given as per the MCGM guidelines, DCPR-2034 and circular u/no. u/no. Ch. Eng./D.P./30449/Gen. Dtd. 03.01.2017 and Ch. Eng./D.P./110/Gen. Dtd. 30.01.2020.
- 26) **REFUGE AREA:**  
A. The refuge area provided on 8<sup>th</sup> & 15<sup>th</sup> floor of the building as shown on the

plan for the said building shall confirm to the following requirements: -

- i) The layout of refuge area shall not be changed / modified at any time in future.
  - ii) The refuge area shall be provided with railing/ parapet of 1.20 mtrs. height on open side and shall be of sound construction.
  - iii) There shall not be any opening/s into the refuge area from any portion of the occupied premises.
  - iv) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through half an hour fire resistance self-closing door.
  - v) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs in the building and also for exercises / drills, if conducted by the Fire Brigade Department.
  - vi) The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.
  - vii) The 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".
  - viii) Adequate drinking water facility shall be provided in the refuge area.
  - ix) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.
- B. The terrace of the building shall be treated as refuge area and shall be provided as under:**
- i) The 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 facility shall be provided in the refuge area.
  - iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

**27) OTHER NOC / PERMISSIONS: -**

Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

Earlier architect had certified the total gross built-up area as 13800.00 sq. mtrs. and party had paid scrutiny fees of Rs 1,38,000/- vide receipt no. 084078 (SAP DOC No. 1000351182) dtd. 10/07/2009.

Further, architect had certified the total gross built-up area as 56100.00 sq. mtrs. and party had paid scrutiny fees of Rs 15,70,800/- vide receipt no. 1011089 (SAP DOC No. 1001417821) dtd. 22/04/2013.

Further, architect had certified the total gross built-up area as 1,02,950.00 sq. mtrs. and party had paid scrutiny fees of Rs 49,82,950/- vide receipt no. 0685752 (SAP DOC No. 1004106201) dtd. 08/11/2021.

Now, the Architect vide his letter dated 22/04/2023 has certified the total gross built-up area as 87504.00 sq. mtrs. for the said building and as per the present norms, the party has paid additional scrutiny fees of Rs. 25,000/- i.e. Rs. 20,000/- vide Online Challan No. : 24/4/2023/003665 dated 24/04/2023 & Rs. 5,000/- vide online challan no. 25/4/2023/003821 dated 25/04/2023.

However, E.E.S.R.A. is requested to verify the gross built-up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

Earlier, the Architect had certified height of the building as 119.60 mtrs & Total built-up area 1,02,950.00 sq. mtrs. for the said Buildings & as per Schedule II of Section 11(1) of Maharashtra Fire Prevention & Life Safety Measure Act, 2006, party has paid the fire service fee of Rs. 15,44,250/- vide receipt no. 6140515/16/17 (Sap Doc no. 1004088447) dated 18/06/2021.

Now, Architect has certified height of the Wing 'R' & 'S' as 69.95 mtrs, Wing 'T' & 'U' as 88.50 mtrs and Composite Wing 'V' as 67.00 mtrs & Total built-up area 87504.00 sq. mtrs. for the said Buildings & as per Schedule II of Section 11(1) of Maharashtra Fire Prevention & Life Safety Measure Act, 2006, party has already paid the required fire service fee. Hence, no additional fire service fee is leviable.

**Note:**

- 1) The fire-fighting installation shall be carried out by Govt. of the Maharashtra-approved Licensing Agency.
- 2) The width of the abutting road & open spaces is mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
- 3) E.E.S.R.A. shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- 4) The area, size, etc. for the sprinkler system, detection system, fire alarm system, down comer system, public address system, electrical duct / conduit etc. to be verified & examined by MEP Consultant.
- 5) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- 6) There shall be no tree located in the compulsory open spaces or in the access way near the entrance gates.
- 7) This recommendation letter is issued only from the Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from the Architect. If any matter about authenticity or legality shall be cleared by the concerned Owner/Occupier/Developer/Architect, etc.
- 8) The plans approved along with this approval are issued from a Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way allowing construction of the building. It is the Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- 9) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of the Owner/Occupier to provide the Fixed Fire Fighting installations which shall be maintained in good working order & in efficient

condition all the time, by the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

10) This approval is issued without prejudice to legal matters pending in the court of law if any.

PANDURANG  
GANPATRAO  
DUDHAL

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PANDURANG GANPATRAO  
DUDHAL  
Date: 2023.04.28 16:58:52  
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**Divisional Fire Officer  
(Scrutinized & Prepared)**

ASHOK  
VITHOBA  
BANGAR

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ASHOK VITHOBA  
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Date: 2023.04.30  
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**Deputy Chief Fire Officer  
Approved**

**Copy to: E.E.S.R.A.**







Administrative Building,  
Anant Kanekar Marg,  
Bandra (East), Mumbai-51  
Email: info@sra.gov.in

No.: SRA/ENG/425/PN/STGL/LOI

Date:

18 JUN 2012

1. **Architect** : Shri. P. P. Khobarekar  
of M/s. Paarshad Associates,  
13, First floor, 39-Shastri Bldg;  
Dyanmandir Marg, Dadar (W),  
Mumbai- 400 028.
2. **Developer** : M/s. Shakti Property Developers  
27/28, P-Wing, Sharda Vihar,  
Shakti Complex, Malvani Village,  
Charkop, Kandivali (West),  
Mumbai - 400 067.
- ✓ 3. **Society** : "Shakti SRA Co-op. Hsg. Society (Ltd.)".

Sub: Revised LOI for proposed S. R. scheme on plot bearing C. T. S. No. 6A(pt), S. No. 263(pt.) of Village Malvani, at Babarekar Nagar, Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)".

Ref: **SRA/ENG/425/PN/STGL/LOI**

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C. T. S. No. 6A(pt), S. No. 263(pt.) of Village Malvani, at Babarekar Nagar, Malad (W), Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI** of 2.426 ( Two point Four Two Six only) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of which maximum FSI of **2.5** shall be allowed to be consumed on the plot, subject to the following conditions.

**SRA/ENG/425/PN/STGL/LOI**

1. That you shall hand over 291 numbers of tenements to the Slum Rehabilitation Authority/MIADA for Project Affected Persons, each of carpet area 20.90 sq. m. free of cost.

The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 11 nos. Balwadi, 11 nos. Welfare Centre, 10 nos. Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector (Enc./Rem.) by allotting them residential tenements of carpet area of 20.90 sq.mt. and / or residential-cum-commercial of carpet area of 20.90 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/ norms/building by-laws.
5. That you shall register society of all slum dwellers to be re-housed under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without the prior permission of the CEO (SRA).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities

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shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.
10. That you shall bear the cost of carrying out infrastructure works right upto 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.
11. That you shall submit revised layout by taking the concurrence of already constructed Rehab Bldg.'s and get the same approved by before Sale Building No. 2.
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for 1<sup>st</sup> Rehab Bldg.
13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
14. 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 obtaining C.C. for last 25% of built up area.
15. 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 to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.

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16. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
17. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.
18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

**The salient features of the scheme are as under:**

<b>Sr. No.</b>	<b>Description</b>	<b>Area in Sq. mtr.</b>
1	Area of slum plot	23,828.85
2	Deduct: Area under D. P. Road	1,155.50
3	Net plot area	22,673.35
4	Less: 5% Amenity area	1,133.66
5	Balance plot area	21,539.69
6	Add: for FSI purpose (2) above	1,155.50
7	Plot area considered for FSI	<b>22,695.19</b>
8	Max. FSI permissible on plot	2.50
9	Max. BUA permissible on plot	56,737.98
10	Rehab FSI	25,448.89
11	Rehabilitation component	29,621.53
12	Sale component same as (11) above	29,621.53
13	Total permissible BUA sanctioned for project (10 + 12)	55,070.42
14	FSI sanctioned for Project (14/7)	2.426
15	Sale permissible in situ (9 - 10) or (12) whichever is less	29,621.53
16	TDR if any	Nil
17	Nos. of slum dwellers to be re-accommodated	786 Nos.
18	Nos. of PAP to be handed over	291 Nos.

19. That you shall get the plot boundaries demarcated from City Survey Officer (SRA) 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

**SRA/ENG/425/PN/STGL/LOI**

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 building.

20. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Slum Rehabilitation Authority.
21. 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. 'P/North' Ward
  - (2) H.E.
  - (3) C.F.O.
  - (4) Tree Authority,
  - (5) Dy. Ch. Eng.(SWD) E.S./W.S./Suburb
  - (6) Dy. Ch.E.(S.P.) (P & D)
  - (7) Dy.Ch.Eng. (Roads) E.S./W.S. / Suburb
  - (8) P.C.O.
  - (9) B.S.E.S/Reliance Energy
  - (10) M.T.N.L. - Mumbai
22. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
23. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
24. 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 progress report to the Slum Rehabilitation Authority along with photographs and

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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.

25. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. P/North' ward to assess the property tax.
26. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered 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 obtaining the Occupation Certificate to the Sale Bldg.
27. In case of S.R. Scheme on State Govt./MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
28. That you shall execute the land Conveyance Deed for rehab component and sale component or composite before obtaining Occupation Certificate, respectively.
29. That the rehabilitation component of scheme shall include.
  - a) 747 Numbers of Residential tenements
  - b) 05 Numbers of Commercial tenements
  - c) 34 Numbers of R/C.
  - d) Nil Numbers of Existing Religious Structure's
  - e) Nil Numbers of Existing Amenity.
  - f) 11 Numbers of Balwadi
  - g) 11 Numbers of Welfare Centre
  - i) 10 Numbers of Society office
  - j) 291 Numbers of PAP

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

30. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building.
31. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and

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when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.

32. That 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.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.5.
34. That necessary formality for executing lease agreement shall be initiated by MCGM /MHADA/COLLECTOR for leasing the plot and lease documents shall be executed.
35. This Letter of Intent gives no right to avail of extra FSI granted under D.C.Regulation 33 (10) upon land, which is not your property.
36. That the Arithmetical error if any revealed at any time shall be corrected on either side.
37. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
38. That you shall pay total amount of Rs. 2,19,80,000 /- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs.1,81,30,200 /- (i.e. @ Rs. 560/- (Suburb)/840/- (City) per sq.mt.) towards Infrastructural Development charges.
39. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
40. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.

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41. That you shall re-house all the additional hutment-dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
42. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (S.R.A.) dated 8/2/2010 at the time of allotment of Rehab Tenements / Galas.
  - a) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
  - b) As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
  - c) At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
43. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure – II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
44. That you shall bear the cost towards displaying the details such as Annexure – II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
45. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
46. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
47. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No.



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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.

48. a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA): That copy of Annexure - II shall be displayed by the developer/society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.
- b) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
- c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).
- d) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 286 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

49. High Rise Rehab Building :
- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.

- c. 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 ten 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.
- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e. 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 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.
- f. That the structural design of buildings having height more than 24 m. shall be got peer reviewed from another registered structural engineer/educational institute.
50. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533 (E) dtd. 14-9-2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000 sq.mt.
51. That if the IOA/CC are not obtained within stipulated validity period then the developer/society is liable to pay compound interest in respect @ 10% on amount payable.
52. That the conditions mentioned in certified Annexure II issued by क्र. युनिट.४/कक्ष.१३ बी./३३ (१०) एस.आर.ए.१८४/९९ dtd. 08/09/2000 shall be complied and compliances thereof shall be submitted to this office.
53. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (SRA)/CEO (SRA) for supervision/completion of sale bldg. in S.R. Scheme.

SRA/ENG/425/PN/STGL/LOI

54. That you shall appoint Third Party Quality Auditor with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for implementation / supervision of S.R. Scheme.
55. 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.
56. That if rehab religious structure is proposed in the layout then the following conditions shall be complied.
  - a) NOC from Commissioner of Police
  - b) NOC from Trustee of Religious Structure regarding planning and location.
57. The separate mutation entry for the right of way shall be reflected in the P.R. Card before obtaining C.C. for the Rehab Bldg.
58. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
59. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008 before issue of IOA of 1st building.
60. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
61. In case of S.R. Scheme on State Govt./MHADA/MCGM land, lease deed rehab component and sale component shall be executed before approval of building plans for last 25% of permissible BUA in the scheme.
62. That you shall submit the NOC from Dy. Collector (SRA) stating that the appeals for non-eligible 286 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to S.R.Scheme.
63. That you shall intimate in writing to all non eligible slum dwellers that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the


**SRA/ENG/425/PN/STGL/LOI**

developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

64. 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 withheld till the completion of the defect liability period.
65. That you shall handover Amenity Open Space free of encumbrance admeasuring 1133.66 Sq. mt. to MCGM as per D.C. Regulation No.27.
66. 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
67. 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.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,

  
Deputy Chief Engineer  
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1253/PN/STGL/AP

Date 2 AUG 2015

To,  
Shri P. P. Khobarekar  
Room No. 7, 2<sup>nd</sup> floor.  
Mangesh Bhavan,  
D.L. Vaidya Road,  
Dadar (W).  
Mumbai-400 028

Sub : Full Occupation permission for Rehab building No.1 in the S.R.  
Scheme on plot bearing C. T. S. No. 6A (pt), S. No. 263 (pt) of  
Malvani at Malad (W), Mumbai for "Shakti SRA Co-op. Hs.  
(Ltd.)".

Full OC -  
- 12.08.

- Ref : 1) Your letter dated 04/07/2014.  
2) Architects Completion certificate dtd.28/06/2014.  
3) Structural Engineer completion certificate dtd. 25/06/2014  
4) Site Supervisor Completion Certificate dtd. 28/06/2014

Gentleman,

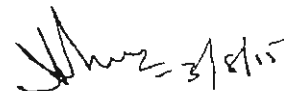
With reference to above mentioned letter, this occupation permission to occupy the Gr. + 1<sup>st</sup> to 7<sup>th</sup> floor of the Rehab building No.1 completed under your supervision and Structural Engineer Shri. N. M. Rege Lic. No. STR/R/18 and Registered Site Supervisor Shri. Dilip M. Sharma Lic. No. S/364/SS-I is hereby approved by this office subject to following conditions.

1. This Occupation permission is granted for Gr. + 1<sup>st</sup> to 7<sup>th</sup> upper floor accommodating 136 Resi. as per the approved plan and marked by red colour in the plan.
2. That the balance IOA conditions, balance LOI conditions and Layout conditions shall be complied with before requesting for O.C.C. to Sale building in the S.R. Scheme under reference.
3. That the Single P.R. Card for the amalgamated plot shall be submitted before asking full occupation to the Sale building.
4. That the Lease agreement between the Society and the Govt. shall be executed before asking OCC to the Sale.

5. That you shall get the Layout revised before asking OCC to the Sale building.
6. That the completion certificate from E.E.(T&C) shall be submitted before asking OCC to the Sale building.
7. That the Layout R.G. shall be developed before asking OCC to the Sale building.
8. That the NOC from A. A. & C. and A. E. W. W. of MCGM shall be submitted before OCC to the Sale building.
9. That the Certificate under Section 270A of BMC Act, shall be obtained from A. E. (W.W.) P/N. ward and a certified copy of the same shall be submitted to this office.
10. That the balance work, paved access pertaining to building shall be completed within 2 months from the date of issue.
11. That Reg. Undertaking cum Indemnity bond shall be submitted undertaking to comply condition no. 10 & the SRA and there staff shall be kept indemnified in case of any accident, litigation etc. on this account.
12. That the developer shall be liable for perol action in case of non compliance of condition no 10.

One set of plan is returned herewith as token of approval

Yours faithfully,



Executive Engineer-W.S.  
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1254/PN/GL/AP

Date **1 SEP 2015**

To,

Shri P. P. Khobarekar  
Room No. 7, 2<sup>nd</sup> floor,  
Mangesh Bhavan,  
D.L. Vaidya Road,  
Dadar (W).  
Mumbai-400 028

Sub : Full Occupation permission for Rehab building No.2 in the S.R. Scheme on plot bearing C. T. S. No. 6A (pt), S. No. 263 (pt) of village Malvani at Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)".

Ref : 1) Your letter dated 28/08/2014.  
2) Architects completion certificate dtd. 20/08/2014.  
3) Structural Engineer's completion certificate dtd. 27/08/2014  
4) site supervisors completion certificate dtd. 22/08/2014.

Gentleman,

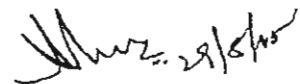
With reference to above mentioned letter, this occupation permission to occupy Gr. + 1<sup>st</sup> to 7<sup>th</sup> floor of the Rehab building No.2 completed under your supervision and Structural Engineer Shri. N. M. Rege Lic. No. STR/R/18 and Registered Site Supervisor Shri. Dilip M. Sharma Lic. No. S/364/SS-I is hereby approved by this office subject to following conditions.

1. This Occupation permission is granted for Gr. + 1<sup>st</sup> to 7<sup>th</sup> upper floor accommodating 129 Resi., 04 R/C & 01 Commercial as per the approved plan and marked by red colour in the plan.
2. That the balance IOA conditions, balance LOI conditions and Layout conditions shall be complied with before requesting for O.C.C. to Sale building in the S.R. Scheme under reference.

3. That the Single P.R. Card for the amalgamated plot shall be submitted before asking full occupation to the Sale building.
4. That the Lease agreement between the Society and the Govt. shall be executed before asking OCC to the Sale.
5. That you shall get the Layout revised before asking OCC to the Sale building.
6. That the completion certificate from E.E.(T&C) shall be submitted before asking OCC to the Sale building.
7. That the Layout R.G. shall be developed before asking OCC to the Sale building.
8. That the NOC from A.A.&C. and A.E.W.W. of MCGM shall be submitted before OCC to the Sale building.
9. That the Certificate under Section 270A of BMC Act, shall be obtained from A.E.(W.W.) G/S. ward and a certified copy of the same shall be submitted to this office.
10. That the balance work, paved access pertaining to building shall be completed within 2 months from the date of issue.
11. That Reg. Undertaking cum indemnity bond shall be submitted undertaking to comply condition no. 10 & the SRA and their staff shall be kept indemnified in case of any accident, litigation etc. on this account.
12. That the developer shall be liable for penal action in case of non compliance of condition no. 10.

One set of plan is returned herewith as token of approval

Yours faithfully,



Executive Engineer-WS  
Slum Rehabilitation Authority





No. SRA/ENG/1255/PN /GL/AP

Date

12 AUG 2015

To,  
Shri P. P. Khobarekar  
Room No. 7, 2<sup>nd</sup> floor,  
Mangesh Bhavan,  
D.L. Vaidya Road,  
Dadar (W).  
Mumbai-400 028

Sub : Full Occupation permission for Rehab building No.3 in the S.R. Scheme on plot bearing C. T. S. No. 6A (pt), S. No. 263 (pt) of village Malva at Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)".

- Ref : 1) Your letter dated 25/09/2014.  
2) Architects Completion certificate dtd.28/08/2014.  
3) Structural Engineer completion certificate dtd.25/08/2014.  
4) Site Supervisor Completion Certificate dtd. 28/08/2014.

Gentleman,

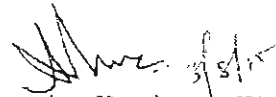
With reference to above mentioned letter; this occupation permission to occupy the Gr + 1<sup>st</sup> to 7<sup>th</sup> floor of the Rehab building No.3 completed under your supervision and Structural Engineer Shri. N. M. Rege Lic. No. STR/R/18 and Registered Site Supervisor Shri. Dilip M. Sharma Lic. No. S/364/SS-I is hereby approved by this office subject to following conditions.

1. This Occupation permission is granted for Gr. + 1<sup>st</sup> to 7<sup>th</sup> upper floor accommodating 124 Resi., 09 R/C, 03 Comm. as per the approved plan and marked by red colour in the plan.
2. That the balance IOA conditions, balance LOI conditions and Layout conditions shall be complied with before requesting for O.C.C. to Sale building in the S.R. Scheme under reference.
3. That the Single P.R. Card for the amalgamated plot shall be submitted before asking full occupation to the Sale building.
4. That the Lease agreement between the Society and the Govt. shall be executed before asking OCC to the Sale.

5. That you shall get the Layout revised before asking OCC to the Sale building.
6. That the completion certificate from E.E.(T&C) shall be submitted before asking OCC to the Sale building.
7. That the Layout R.G. shall be developed before asking OCC to the Sale building.
8. That the NOC from A. A. & C. and A.E.W.W. of MCGM shall be submitted before OCC to the Sale building.
9. That the Certificate under Section 270A of BMC Act, shall be obtained from A.E.(W.W.) P/N. ward and a certified copy of the same shall be submitted to this office.
10. That the balance work, paved access pertaining to building shall be completed within 2 months from the date of issue.
11. That Reg. Undertaking cum Indemnity bond shall be submitted undertaking to comply condition no. 10 & the SRA and there staff shall be kept indemnified in case of any accident, litigation etc. on this account.
12. That the developer shall be liable for perol action in case of non compliance of condition no 10.

One set of plan is returned herewith as token of approval

Yours faithfully,



Executive Engineer-W.S.  
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1256/PN/STGL/AP

Date: 31 JUL 2017

To,  
Shri P. P. Khobarekar  
Room No. 7, 2<sup>nd</sup> floor,  
Mangesh Bhavan,  
D.L. Vaidya Road,  
Dadar (W),  
Mumbai-400 028

Sub : Full Occupation permission for Rehab building No.4 in the S.R.  
Scheme on plot bearing C. T. S No. 6A (pt), S. No. 263 (pt) of the  
Village Malvani at Malad (W), Mumbai for "Shakti SRA Co-op.  
Hsg. Society (Ltd.)".

- Ref : 1) Your letter dated 7/3/2017.  
2) Architects completion certificate dtd. 7/3/2017.  
3) Structural Engineer completion certificate dtd. 10/3/2017.  
4) Site Supervisor completion certificate dtd. 7/3/2017

Gentleman,

With reference to above mentioned letter, this occupation permission to occupy the Gr. (pt) + 1<sup>st</sup> to 7<sup>th</sup> of Rehab building No. 4 completed under your Supervision and Structural Engineer Shri. N. M. Rege Lic. No. STR/R/18 and Registered Site Supervisor Shri Dilip M Sharma Lic. No. S/364/SS-1 is hereby approved by this office subject to following conditions.

1. The Occupation permission is granted for Gr. (pt) + 1<sup>st</sup> to 7<sup>th</sup> upper floors Accommodating 94 nos Resi, 7 no. RC, 1 no. of com and 25 Nos. of PAP as per the approved plan and marked in red colour in the plan.
2. That the balance IOA conditions, balance LOI conditions and Layout conditions shall be complied with before requesting for O.C.C. to Sale building S.R. Scheme under reference.
3. That the single P.R. Card for amalgamated plot shall be submitted before asking full occupation to the sale building.
4. That the Lease agreement between the Society and the Govt. shall be executed before asking OCC to the Sale.

5. That you shall get the Layout Revised before asking O.C.C. to the Sale building.
6. That the completion certificate from E.E (T&C) shall be submitted before asking O.C.C. to the Sale building.
7. That the Layout R.G. shall be developed before asking O.C.C. to the Sale building.
8. That NOC from A.A.&C. and A.E.W.W. of MCGM shall be submitted before O.C.C. to Sale building.
9. That the certificate under section 270A of BMC act, shall be obtained from A.E. (W.W.) G/ S. ward and a certified copy of same shall be submitted to this office.
10. That the balance work, paved access pertaining to building shall be Completed within 2 months from date of issue.
11. That Reg. Undertaking cum Indemnity bond shall be submitted Undertaking to comply condition no. 10 & the SRA and there staff shall be kept indemnified in case of any accident, litigation etc. on this account .
12. That the developer shall be liable for pcrd action in case of non compliance of condition no. 10.

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

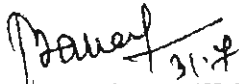
Yours faithfully

Executive Engineer-W.S.  
Slum Rehabilitation Authority

Copy to:

1. M/s Shakti Property Developers Pvt. Ltd.
2. Asst. M.C. (P/N) Ward
3. A.A. & C. (P/N) Ward

For information.

  
Executive Engineer-W.S.  
Slum Rehabilitation Authority



No. SRA/ENG/1258/PN/STGL/AP

Date 12 AUG 2015

To,

Shri P. P. Khobarekar  
Room No. 7, 2<sup>nd</sup> floor,  
Mangesh Bhavan,  
D.L. Vaidya Road,  
Dadar (W).  
Mumbai-400 028

Sub : Full Occupation permission for Rehab building No.6 in the S.R. Scheme on plot bearing C. T. S. No. 6A (pt), S. No. 263 (pt) of village Malvani at Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)".

- Ref : 1) Your letter dated 04/07/2014.  
2) Architects Completion certificate dtd.28/06/2014.  
3) Structural Engineer completion certificate dtd. 25/06/2014.  
4) Site Supervisor Completion Certificate dtd. 28/06/2014.

Gentleman,

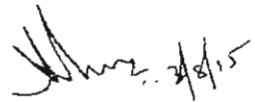
With reference to above mentioned letter, this occupation permission to occupy the Gr + 1<sup>st</sup> to 7<sup>th</sup> floor of the Rehab building No. 6 completed under your supervision and Structural Engineer Shri. N. M. Rege Lic. No. STR/R/18 and Registered Site Supervisor Shri. Dilip M. Sharma Lic. No. S/364/SS-I is hereby approved by this office subject to following conditions.

1. This Occupation permission is granted for Gr. + 1<sup>st</sup> to 7<sup>th</sup> upper floor accommodating 128 Resi., 08 R/C, as per the approved plan and marked by red colour in the plan.
2. That the balance IOA conditions, balance LOI conditions and Layout conditions shall be complied with before requesting for O.C.C. to Sale building in the S.R. Scheme under reference.
3. That the Single P.R. Card for the amalgamated plot shall be submitted before asking full occupation to the Sale building.
4. That the Lease agreement between the Society and the Govt. shall be executed before asking OCC to the Sale.

5. That you shall get the Layout revised before asking OCC to the Sale building.
6. That the completion certificate from E.E.(T&C) shall be submitted before asking OCC to the Sale building.
7. That the Layout R.G. shall be developed before asking OCC to the Sale building.
8. That the NOC from A.A.&C. and A.E.W.W. of MCGM shall be submitted before OCC to the Sale building.
9. That the Certificate under Section 270A of BMC Act, shall be obtained from A.E.(W.W.) P/N. ward and a certified copy of the same shall be submitted to this office.
10. That the balance work, paved access pertaining to building shall be completed within 2 months from the date of issue.
11. That Reg. Undertaking cum Indemnity bond shall be submitted undertaking to comply condition no. 10 & the SRA and there staff shall be kept indemnified in case of any accident, litigation etc. on this account.
12. That the developer shall be liable for perol action in case of non compliance of condition no 10.

One set of plan is returned herewith as token of approval

Yours faithfully,



Executive Engineer-W.S.  
Slum Rehabilitation Authority



SLURM REHABILITATION AUTHORITY

No. SRA/ENG/738/PN-/GL/AP

Date 12 AUG 2015

✓ To,  
Shri P. P. Khobarekar  
Room No. 7, 2<sup>nd</sup> floor,  
Mangesh Bhavan,  
D.L. Vaidya Road,  
Dadar (W).  
Mumbai-400 028

Sub : Full Occupation permission for Rehab building No.7 in the S.R. Scheme on plot bearing C. T. S. No. 6A (pt), S. No. 263 (pt) of village Malvani at Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)"

- Ref : 1) Your letter dated 04/07/2014.  
2) Architects Completion certificate dtd.28/06/2014.  
3) Structural Engineer completion certificate dtd.25/06/2014.  
4) Site Supervisor Completion Certificate dtd. 28/06/2014.

Gentleman,

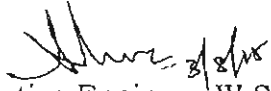
With reference to above mentioned letter & certificates, this occupation permission to occupy the Gr + 1<sup>st</sup> to 7<sup>th</sup> floor of the Rehab building No.7 completed under your supervision and Structural Engineer Shri. N. M. Rege Lic. No. STR/R/18 and Registered Site Supervisor Shri. Dilip M. Sharma Lic. No. S/364/SS-I is hereby approved by this office subject to following conditions.

1. This Occupation permission is granted for Gr. + 1<sup>st</sup> to 7<sup>th</sup> upper floor accommodating 136 Resi. as per the approved plan and marked by red colour in the plan.
2. That the balance IOA conditions, balance LOI conditions and Layout conditions shall be complied with before requesting for O.C.C. to Sale building in the S.R. Scheme under reference.
3. That the Single P.R. Card for the amalgamated plot shall be submitted before asking full occupation to the Sale building.

4. That the Lease agreement between the Society and the Govt. shall be executed before asking OCC to the Sale.
5. That you shall get the Layout revised before asking OCC to the Sale building.
6. That the completion certificate from E.E.(T&C) shall be submitted before asking OCC to the Sale building.
7. That the Layout R.G. shall be developed before asking OCC to the Sale building.
8. That the NOC from A. A. & C. and A. E. W. W. of MCGM shall be submitted before OCC to the Sale building.
9. That the Certificate under Section 270A of BMC Act, shall be obtained from A. E. (W.W.) P/N. ward and a certified copy of the same shall be submitted to this office.
10. That the balance work, paved access pertaining to building shall be completed within 2 months from the date of issue.
11. That Reg. Undertaking cum Indemnity bond shall be submitted undertaking to comply condition no. 10 & the SRA and there staff shall be kept indemnified in case of any accident, litigation etc. on this account.
12. That the developer shall be liable for perqul action in case of non compliance of condition no 10.

One set of plan is returned herewith as token of approval

Yours faithfully,

  
Executive Engineer-W.S.  
Slum Rehabilitation Authority





SLUM REHABILITATION AUTHORITY

No.SRA/ENG/1593/PN/STGL/AP

Date :- 28 JUL 2017

To,  
Shri P. P. Khobarekar  
of M/s. Paarshad Associates.  
Room No. 7, Mangesh Bhuvan,  
D. L. Vaidya Road,  
Mumbai- 400 028.

**Sub:** Full OCC for Sale Bldg. No.1 For N,O,P and Q wing in proposed S. R. Scheme on plot bearing C.T.S. No. 6A (pt.), S. No. 263 (pt) of village Malvani at Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)"

Ref: Your letter dated 08.03.2017.

**Gentlemen,**

With reference to your above letter, I have to inform you that the permission to occupy the Sale. Building No. 1 'N', 'O' & 'P' wings comprising of Gr.(pt) + Stilt (pt) + 1<sup>st</sup> to 7<sup>th</sup> upper floors and wing 'Q' comprising of Gr. + 22<sup>nd</sup> upper floors completed under the supervision of Architect Shri. P. P. Khobarekar of M/s. Paarshad Associates. (License No. CA/85/8933), Consulting Structural Engineer Shri. N. M. Rege (License No. STR/R/18), Site Supervisor Shri. Dilip Sharma (Reg. No. S/364/SS-II) and as shown in red colour in the plans submitted by you on 08.03.2017 is hereby granted subject to the following conditions;

1. That the balance LOI, IOA & Layout conditions shall be complied with before asking full OCC Sale bldg. No. 2.
2. That the Setback Land shall be handed over to D.P. Dept. of MCGM free of encumbrance before asking C.C. to last 25% Sale BUA.
3. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D. P. Road / setback / D. P. Reservation / net plot shall be submitted before asking C.C. to last 25% of Sale Built-up Area in the scheme.

4. That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) and a completion certificate shall be submitted before asking occupation permission to Sale building No.2
5. That the completion of E.E.T.C. & E.E. (SWD) shall be submitted before asking for occupation permission to Sale building No.2.
6. That you shall obtain revised Layout approval before asking O.C.C. to Sale Building No.2.
7. That you shall develop the Layout R.G. in the S. R. Scheme before asking O.C.C. to Sale building No.2.
8. That the extra water and sewerage charges shall be paid to A.E.W.W. P/N ward of M.C.G.M. before O.C.C. to Sale building No.2.
9. That the certificate under section 270A of MMC, Act shall be obtained from A.E. (WW)-'P/N' ward and a certified copy of the same shall be submitted to this office.

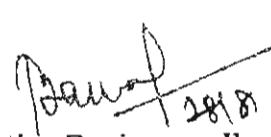
One set of plans of Sale building is returned herewith as token of approval.

Yours Faithfully,

Executive Engineer – II  
Slum Rehabilitation Authority

Copy to:

1. Developer: M/s. Shakti Property & Developers
2. Asst. M.C., 'P/N' Ward
3. A.E. (WW), 'P/N' Ward
4. A.A. & C., 'P/N' Ward

  
Executive Engineer -- II  
Slum Rehabilitation Authority



## SLUM REHABILITATION AUTHORITY

No.SRA/ENG/1936/PN/STGL/AP

Date :-

**To,**

Shri P. P. Khobarekar  
of M/s. Paarshad Associates.  
Room No. 7, Mangesh Bhuvan,  
D. L. Vaidya Road,  
Mumbai- 400 028.

**Sub:** Amended in Sale building No.2 in proposed S. R. Scheme on plot bearing C.T.S. No. 6A (pt.), S. No. 263 (pt) of village Malvani at Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)"

Ref: Your letter dated 28.08.2017

**Gentlemen,**

With reference to above, the amended plans of the Sale building No.2 are submitted by you are hereby approved subject to the following conditions;

1. That all conditions mentioned in revised Letter of Intent issued under no. SRA/ENG/425/PN/STGL/LOI dtd. 5/06/2017. Shall be complied with.
2. That all the conditions mentioned in Intimation of Approval letter issued under no. SRA/ENG/1936/PN/STGL/AP dtd. 10/11/2008 and amended letter issued under no. SRA/ENG/1936/PN/STGL/AP dtd. 31/3/2009. Thereafter amended letter issued under no. SRA/ENG/1936/PN/STGL/AP dtd. 7/3/2013 shall be complied with.
3. That the revised RCC design/drawings, calculations shall be submitted through Licensed Structural Engineer.
4. That the revised drainage approval shall be obtained as per the amended plans.
5. That the Registered Undertaking (RUT) for not misusing podium shall be submitted.

6. That the revised CFO'S NOC shall be obtained and all the conditions of the same shall be applicable and complied with.
7. That the Ex Engg. (Traffic and planning) remarks for the proposed parking in the Basement, Podium & Stilt of the building shall be obtained and all conditions of the shall be applicable and complied with.
8. That the final plans shall be mounted on canvas before asking for O.C.C.
9. That you shall pay all the dues under infrastructural charges & maintenance deposit.
10. That C.C. shall be got endoresed as per amended plan approval.
11. That the H.E NOC for proposed Swimming pool shall be obtained and the conditions of the same shall be applicable and complied with.
12. That the remarks from the Executive Engineer (M&F) shall be obtained and all conditions of the same shall be applicable and complied with.

One set of plan is returned herewith in token of approval.

Yours Faithfully,

Executive Engineer – II  
Slum Rehabilitation Authority

Copy to:

1. Developer: M/s. Shakti Property & Developers
2. Asst. M.C., 'P/N' Ward
3. A.E. (WW), 'P/N' Ward
4. A.A. & C., 'P/N' Ward

Executive Engineer – II  
Slum Rehabilitation Authority



No.: SRA/ENG/425/PN/STGL/LOI

Date: 5 JUN 2017

1. Architect : Shri. P.P. Khobarekar  
of M/s. Paarshad Associates,  
13, First floor, 39 Shastri Bldg;  
Dyanmandir Marg, Dadar (W),  
Mumbai 400 028.
2. Developers : M/s. Shakti Property Developers  
27/28, P-Wing, Sharda Vhar,  
Shakti Complex, Malvani Village,  
Charkop, Kandivali (W)
3. Society : "Shakti SRA CO-op. Hsg. Society (Ltd)".

Sub: Revised LOI for proposed S. R. Scheme on plot bearing C.T.S No. 6A(pt), S. No. 263(pt) of Village Malvani, at Babarekar Nagar, Malad (W), Mumbai for "Shakti SRA Co-op. Hsg. Society (Ltd.)".

Ref.: **SRA/ENG/425/PN/ STGL/LOI**

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 6A (pt), S. No. 263(pt) of Village Malvani, at Babarekar Nagar, Malad (W), Mumbai, this office is pleased to inform you that this **Revised Letter of Intent** is considered and approved for the sanctioned **FSI** of **2.336** (Two point Three Three Six) for the part portion of plot and **FSI** of **3.581** (Three point Five Eight One) on the balance plot due to conversion of the S.R. Scheme as per the Govt. Notification dtd. 16/04/2008 in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of which maximum FSI of **2.50 & 3.00** shall be allowed to be consumed on the plot, subject to the following conditions.

1. That you shall hand over 323 Nos. of T/s. each of carpet area 25.00 sq.mt. and 25 Nos. of T/s. each of carpet area 20.90 sq.mt. tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, free of cost.

The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 12 Balwadi, 12 Welfare Centre, 11 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector (Enc/Rem) by allotting them residential tenements of carpet area of 20.90 and 25.00 sq.mt. and / or residential-cum-commercial of carpet area of 25 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 25 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/ norms/building byc-laws.
5. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority before issue of IOA.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.
10. That you shall bear the cost of carrying out infrastructure works right upto 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.
11. That you shall submit revised layout by taking the concurrence of already constructed Rehab Bldg.'s and get the same approved by before Sale Bldg. No. 2 .
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for 1<sup>st</sup> Rehab Bldg.
13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
14. 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 obtaining C.C. for last 25% of built up area.
15. 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 to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
16. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.

- 17 That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.
18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

**The salient features of the scheme are as under:**

Sr. No.	Description	As per now proposed plans in sq.mt.		Total
1	Area of slum plot	23,828.85		--
2	Deduct: Area under D. P. Road	1,155.50		--
3	Net plot area	22,673.35		--
4	Less: 5% Amenity area	--		--
6	Add: for FSI purpose (2) above	1,155.50		--
7	Plot area considered for FSI	<b>23,828.85</b>		--
		<b>17041.62</b>	<b>6787.23</b>	<b>23828.85</b>
8	Max. FSI permissible on plot	<b>2.50</b>	<b>3.00</b>	--
9	Max. BUA permissible on plot	42604.05	20361.69	62965.74
10	Rehab FSI	18999.10	10012.05	29011.15
11	Rehabilitation component (Bal, WC, SO & Pass. Area)	20814.03	14296.18	35110.21
12	Sale component same as (11) above	20814.03	14296.18	35110.21
13	Total permissible BUA sanctioned for project (10+12)	39813.13	24308.23	64121.36
14	FSI sanctioned for Project (13/7)	2.336	3.581	--
15	Sale permissible in situ (9 - 10) or (12) whichever is less	--	--	33954.59
16	TDR if any (12 - 15)	Nil	Nil	1155.62
17	Nos. of slum dwellers to be re- accommodated	786 Nos.	--	786 Nos.
18	Nos. of PAP to be handed over	25 Nos. (of 225 sq.ft.)	323 Nos. (of 269 sq.ft.)	348 Nos.



19. That you shall get the plot boundaries demarcated from City Survey Officer (SRA) 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 building.
20. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Slum Rehabilitation Authority.
21. That you shall submit the NOCs 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. 'P/North' Ward
  - (2) H.E.
  - (3) C.F.O.
  - (4) Tree Authority,
  - (5) Dy. Ch. Eng.(SWD) E.S./W.S./City
  - (6) Dy. Ch.E.(S.P.) (P & D)
  - (7) Dy.Ch.Eng. (Roads) E.S./W.S./City
  - (8) P.C.O.
  - (9) B.S.E.S/Reliance Energy
  - (10) M.T.N.L. - Mumbai
22. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
23. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
24. 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 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.

25. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of 'P/North' Ward to assess the property tax.
26. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared.  
Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.
27. In case of S.R. Scheme on State Govt./MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
28. That you shall execute the land Conveyance Deed for rehab component and sale component or composite before obtaining Occupation Certificate, respectively.
29. That the rehabilitation component of scheme shall include.
  - a) 747 Numbers of Residential tenements
  - b) 05 Numbers of Commercial tenements
  - c) 34 Numbers of R/c.
  - d) Nil Numbers of Existing office
  - e) 12 Numbers of Balwadi
  - f) 12 Numbers of Welfare Centre
  - g) 11 Numbers of Society office
  - h) 348 Numbers of PAP

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

30. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building.
31. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out

shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.

32. That 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.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of any of the above parameters, during actual site survey by the City Survey Officer (SRA) , then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.5 and 3.00.
34. That necessary formality for executing lease agreement shall be initiated by MCGM/MHADA/COLLECTOR for leasing the plot and lease documents shall be executed.
35. This Letter of Intent gives no right to avail of extra FSI granted under D.C.Regulation 33 (10) upon land, which is not your property.
36. That the Arithmetical error if any revealed at any time shall be corrected on either side.
37. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
38. That you shall pay total amount of Rs. 2,31,60,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 2,25,63,806/- {i.e. @ 560/- (Suburb) per sq.mt.} towards Infrastructural Development charges.
39. That you shall pay development charges as per clause 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
40. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
41. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.

42. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (SRA) dtd. 08/02/2010 at the time of allotment of Rehab Tenements/Galas.
- a) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
  - b) As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
  - c) At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
43. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
44. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
45. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
46. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
47. 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-11DTD.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.
48. a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure - II shall be displayed by the developer/society of slum

dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.

- b) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
- c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).
- d) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 286 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

49. High Rise Rehab Building :

- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. 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 ten 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.

- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
  - e. That the developer shall install fire fighting system as per requirements of C.F.C. 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 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.
  - f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
  - g. That you shall submit the GBR of society for high rise rehab building before approval plans of rehab building.
50. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533 (E) dtd. 14-9-2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000 sq.mt.
  51. That if the IOA/CC are not obtained within stipulated validity period then the developer/society is liable to pay compound interest in respect @ 10% on amount payable.
  52. That the conditions mentioned in certified Annexure II issued by क्र. युनिट ४/कस-१३ बी/३३(१०) dtd एस.आर.ए १८४/९९ of shall be complied and compliances thereof shall be submitted to this office.
  53. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (SRA)/CEO (SRA) for supervision/completion of rehab and sale bldg. in S.R. Scheme.
  54. That you shall appoint Third Party Quality Auditor with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for implementation / supervision of S.R. Scheme.
  55. 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.

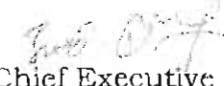
56. That if rehab religious structure is proposed in the layout then the following conditions shall be complied.
  - a) NOC from Commissioner of Police
  - b) NOC from Trustee of Religious Structure regarding planning and location
57. The separate mutation entry for the right of way shall be reflected in the P.R. Card before obtaining C.C. for the Rehab Bldg.
58. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
59. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008 before issue of IOA of 1st building.
60. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
61. In case of S.R. Scheme on State Govt. /MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
62. That you shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 286 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.
63. That you shall intimate in writing to all non-eligible slum dwellers that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.
64. 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 withheld till the completion of the defect liability period.

65. 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 directions given by the Additional chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2014
66. 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.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the Regulation No. 33 (10) of DCR 1991 amended upto date in the office of the undersigned.

(Hon'ble CEO (SRA) has signed the Revised LOI dtd. 31/05/2017)

Yours faithfully,

  
For Chief Executive Officer  
Slum Rehabilitation Authority





SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1936/PN/STGL/AP

Date: ,

- 2 MAY 2023

To

Architect:

Shri Manoj Vishwakarma  
of M/s. DOT Architects  
Gr. Floor, Sharda Sangeet Vidyalaya  
M.K.Marg, Kalanagar, Bandra (E),  
Mumbai-400 051.


Sub: Amended IOA with plans for Sale bldg. No. 02 in the proposed S.R. Schemes under Reg. 33(10) of DCPR-2034 on plot bearing C.T.S. No. 6A(pt.), Survey No. 263(pt.) of Village Malvani, at Bhabrekar Nagai, Malad (W), Mumbai for "Shakti SRA CHS Ltd." & "Kandivali Bharatratna Dr. Babasaheb Ambedkar CHS Ltd."

Gentleman,

With reference to above, the amended IOA with plans submitted by you for the Sale bldg. No. 02 are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in revised LOI under No. SRA/ENG/425/PN/STGL/LOI dated 01/11/2021 & 05/04/2023 shall be complied.
2. That all the conditions mentioned in IOA & Amended IOA under No. SRA/ENG/1936/PN/STGL/AP dated 10/11/2008, 31/03/2009, 07/03/2013, 21/05/2018, 19/08/2021 & 24/12/2021 respectively shall be complied.
3. That the revised structural design, calculations and drawings shall be submitted.
4. That you shall re-endorse the C.C. as per the amended plans approved and issued herewith.

Yours faithfully

 2810410023-

Executive Engineer - P/N  
Slum Rehabilitation Authority