

80  
14/11/2010

### Slum Rehabilitation Authority

No. SRA/ENG/2152/MW/STGL/AP

Sub: Proposed Further C.C. for composite building, Rehab Wing 'E' & 'F' under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 61 (pt.), of Village Chembur, Taluka Kurla, M/W-ward of M.C.G.M, Mumbai for Jay Ambe (Chembur) S.R.A Co-op. Hsg. Society Ltd.

- Architect : M/s. Ravi Raj Design Studio Pvt. Ltd.
- Developer : M/s. Omkar Realtors & Developers Pvt. Ltd.
- Society : Jay Ambe (Chembur) S.R.A Co-op. Hsg. Society Ltd.
- Reference : LOI Conditions at page : 1329 - 1338.  
IOA Conditions at page : 1338 - 1344.  
Approved plans at page : 1201 - 1219.  
Plinth C.C. at page : 727.

Architect has applied for part further C.C. of Rehab wing 'E' & 'F'. The present status of the proposal is as under:

Sr. No.	Building	Permission	Status of bldg.	Built up area in sq.mt.
1		Revised LOI issue on 18 <sup>th</sup> Jan, 2010.	---	12329.25
2	Composite Bldg. Comprising of Sale Wing - 'A' to 'D' of Gr.+ 10 (pt.) & Rehab Wing - 'E' & 'F' of Gr. + 13 (pt.)	Amended IOA issue on 9 <sup>th</sup> April, 2010	---	11034.85
3		Plinth C.C for Rehab wing 'E' & 'F' issue on 23 <sup>rd</sup> April 2009. & C.C. re endorsement for Rehab wing 'E' & 'F' as per Amended plan dtd. 09/04/2010 was issued on 09/04/2010, further Plinth C.C. for Sale wing 'A' to 'D' was issue on 09/04/2010	Part Plinth work of Rehab wing 'E' & 'F' completed	---

Reference is requested to the compliances of L.O.I and Balance Conditions of L.O.A are submitted vide page 1325 to 1340 as follow. The detailed report for further CC is as follows :-

Architect has submitted following documents for further C.C.

- 1) Structural Engineer's stability certificate at page 1233.
- 2) Architect's plinth completion certificate at page 1229.
- 3) Site Supervisor's plinth completion certificate at page 1235.
- 4) PMC plinth completion certificate at page 1237.
- 5) TPQA plinth completion certificate at page 1239.
- 6) Plinth plan at page 1231.

### 1. Plinth plan

Architect has submitted plinth dimension plan vide at page 1231. The open spaces available on the site are not tallying with the open spaces proposed and approved plan vide at page 1201 - 1219. Architect has submitted the explanation vide his letter dated 10/05/2010 thereby requesting S.R.A. to issue the Further CC for rehab building without insisting amended plan at this juncture.

The open spaces proposed in amended plan and available on site are tabulated here as under :

### 2. Open Spaces:

**Height of the building = 41.70 mtr. (Rehab wing E & F)**

For L/V = 13.90 mtr.

For D/W = 8.34 mtr.

Side	Open space required	Open space proposed	Open Space available on site	Deficiency		Remarks
				In mtr.	%	
East	12.85 + 13.90 = 26.75 max. 20 mt.	10.11	10.11	9.89	49.45	L/V J.O.S. with Wing A & D
	8.85	10.11	10.11	Nil	Nil	D/W JOS with Wing A & D
West	13.90	6.00	4.50	9.40	67.63	L/V
	11.20 swing 8.86 nr. pole	12.70 swing 13.86 nr. pole	11.20 swing 12.36 nr. Pole	Nil	Nil	Open Space from High Tension Transmiss Line
South	3.00	3.00	3.00	Nil	Nil	Shell Coir Road side
North	14.75	11.00	11.00	3.75	25.42	Nalla side

From the above table it is seen that there is deficiency to the tune of 07.00 % in the open spaces of rehab wing 'E' & 'F' as against deficiency approved earlier to the extent of 56.83 % on west side of rehab wing 'E' & 'F' by CEO(SRA) vide page 905 - 924.

Architect has submitted his explanation stating that due to human error the building has shifted towards the compound wall by 1.5 mtr. Further, he has requested to condone the deficiency as the plot is abutting to TATA transmission line on this side i.e. west side due to which there is no development and proper light and ventilation available to the building. Further, he has stated that the slum dwellers within the set back of HTL are likely to be amalgamated in the scheme so the plot boundary will be further extended towards west side thereby diluting the deficiency created by the human error.

The explanation submitted by the Architect is not satisfactory and it is necessary for the technical staff to check the building work on site to be executed as per approved plan. It is true that due to high-tension line there will not be any development on west side of the building. Further, it is also necessary that the hutments below HTL line needs to be amalgamated / accommodated in this scheme as far as possible as development below the HTL will not be possible. It is necessary to impose the condition on the developer to accommodate the slum dwellers below the HTL line to the maximum extent. Further, Architect has requested not to insist amended plan at this juncture and issue further CC for speedy completion of rehab building. Architect has stated that he will submit amended plan for area correction as per demarcation of plot and on subsequent eligibility of sum dwellers and development of Nalla land, he will incorporate changes in open space at the time amended plan alongwith abovesaid changes.

Architect's request not to insist amended plan can be accepted. However, work carried out on site <sup>Gr+2 floor</sup> will have to be regularized by charging regularization premium. The additional deficiency created needs to be condoned by approval of CEO(SRA). Further, Architect will be issued warning letter for being more cautious on site during execution of work.

CEO(SRA)'s approval is requested to condone additional deficiency on west side and on receipt of approval from CEO(SRA), Dy.Ch. Eng(SRA) regularization is requested to regularize the work carried out on site by charging regularization premium as per SRA policy.

### 3. BUA FSI Statement:

The details of built up area permissible as proposed for the bldg. for which CC is requested is as under :

	Rehab Comp in Sq.mts. (1)	Rehab BUA in sq.mts. (2)	Sale BUA In sq.mts. (3)	Total B.U.A insitu (2 +3)
Composite Bldg. Wing 'E' & 'F' for which Further CC is requested.	3020.74	2228.55	Nil	2228.55
<b>Total</b>	3020.74	2228.55	Nil	2228.55
As per revised LOI Dated 18-1-2010	7576.18	5724.94	6604.31	12329.25

Architect has requested Further CC to Rehab Wing 'E' & 'F' comprising of Gr. + 13 upper floors as per portion marked 'A' to 'H' on plan at page 1203. The rehab BUA proposed for further CC is within permissible limits of LOI.

#### 4. Restriction as per Circular No. 104 in absence of P.R. Card :-

Architect has submitted plot boundary demarcation from CTSO, Chembur, thereby confirming area of plot adm. 4404.00 sq.mt. The LOI is approved for considering the plot area adm. 4109.75 sq.mt. Hence, 90% of the BUA approved as per LOI will be released and Architect will be directed to incorporate change in area as 4404.00 sq.mt. by submitting revised LOI.

	Total permissible BUA insitu (sq.mt.)	Rehab BUA (sq.mt.)	Sale BUA (sq.mt.)	Remarks
Parameters	12329.25	5724.94	6604.31	
Restriction of 90% as per Circular No. 104	11096.32	5724.94	5371.38	
In absence of PRC proposed Rehab BUA for proposed further CC.	2228.55	2228.55	Nil	With permissible limits

As proposed area of further CC is within the permissible limit as per Circular

In view of above, CEO(SRA)'s approval is requested to condone additional area marked on west side of Rehab Wing 'E' & 'F'.

'B' On receipt of approval from CEO (SRA), Dy. Ch. Eng (SRA)'s approval is requested to regularize the work carried out on site for Rehab Wing 'E' & 'F' comprising of Gr. + 2 upper floors by charging regularization premium as per SRA policy.

'C' On receipt of approval from CEO(SRA) and Dy. Ch. Eng (SRA) for 'A' & 'B' above Ex. Eng (SRA)-I's approval is requested to grant Further CC for the Rehab Bldg. comprising of Gr. + 13 upper floors for the portion marked 'A' to 'H' on plan at page 1203 as per the approved plan dated 09/04/2010. The Architect will be directed to submit amended plan by incorporating changes in open space as per the site condition.

Submitted please.

*[Signature]*  
13-05-010  
S.E.(SRA)

*[Signature]*  
13/5/2010  
A.E.(SRA)-IX

Ex. Eng. (SRA)-I

*[Signature]*  
13/5/10

Dy. Ch. Eng.(SRA)

*[Signature]*  
14/5/2010  
Dy. Ch. Eng. (SRA)

paras sidelined A & B Approved.

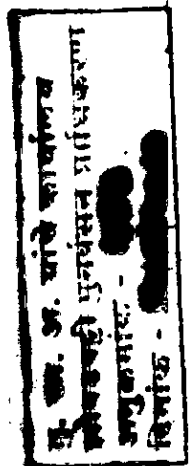
CEO(SRA)  
Sir

*[Signature]*  
CEO  
14/5/10

EE(SRA)-I

e. above approved as proposed.

*[Signature]*  
14/5/2010  
Dy. Ch. Eng. (SRA)



AE Shm. Kamal

Kanahil  
14/5/10

ECERA (1)



Slum Rehabilitation Authority  
5th Floor, Grihman Bhavan, Band 4(B), Mumbai-400051

Receipt Copy for Engineering Department

Receipt No : 6495 Challan No : 11042 A/C No : 2004530183(A/C Type : Regular Account Receipt Date : 15/05/2010

Developer : OMKAR REALTORS & DEVELOPERS PVT LTD Amount : 321,000.00

Amount in words : Rupees Three Lakh Twenty One Thousand Only

Fees Type Description Penalty for Regularisation

Scheme Details : PROP S.R. SCHEME ON PLOT BEARING C.T.S. NO 64PT. OF V. C. CHEMBUR SHRAVJVI NAGAR VASANTRAO NAIK MARG, CHEMBUR MUMBAI - 71 FOR JAI AMBE SRA C.U.S. (R.R.)

Proposal No. M-W/STGOVI/0018/20  
060824

By DD ABC M/s. Rajesh Design Studio Pvt Ltd  
DD Number: 033046 Cheque / D.D. Date: 07/11/2001  
B-103/104, Dwarika Co-op Hsg. Soc. Ltd. E.No. 1, Shastri Nagar, Goregaon, P.W. Mumbai - 400 001.

Bank Name:- HDFC BANK, SION (E)  
Developers M/s. Omkar Realtors & Developers Pvt. Ltd. C.T.S. No. 64, Plot No. 71, Shastri Nagar, Goregaon, P.W. Mumbai  
Remarks Commission - 1% in abhanti Signal, Sion,  
Mum - 400 022

Rs. 321,000.00  
Accounts Officer,  
Slum Rehabilitation Authority  
Brihanmumbai