

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix – IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/ENG/.....1292/GS/ML/AP.....

25 MAY 2007

To,

M/s. Skylark Build, 54-E, 402, Sagar Avenue,

S.V.Road, Andheri (W), Mumbai - 400 058.

With reference to your Notice, letter No. 2254 dated 27.12.2004 and delivered on 27.12.04 200 and the plans, Sections, Specifications and Description and further particulars and details of your Commercial Sale Building Building at Plot bearing C.S. No. 286(pt.) of Lower Parel Divn. & F.P. No. 1076, & 1078 of TPS-IV of Mahim Division for Sai Sunder Nagar CHS (Prop.).

furnished to me under your letter, dated 27.12.2004 200 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

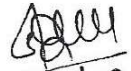
- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 200 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval


26/5/07
Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Approval.

- 5) That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be atleast 60.00 cm. above the high plinth level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the regular/sanctioned /proposed lines and reservation shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G.M. /D.I.L.R. Before applying for C.C.
- 8) That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 9) That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.
- 10) That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 11) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer (SRA).
- 12) That the requisite premiums/ deposits as per Circular No.7 vide SRA/1372/dated 25-11-97 etc., shall be paid before C.C.
- 13) That the true copy of the revised sanctioned layout/subdivision / amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.
- 14) That the conditions of Letter of Intent shall be complied with before C.C.

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- 15) That no construction work shall be allowed to start on the site unless labour insurance is taken for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/Developer.
- 16) That the Reg. u/t and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asst. M. C. of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C.
- 17) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.
- 18) That the Reg. u/t. in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
- 19) That NOC from P.C.O. G/S Ward of MCGM shall be submitted.
- 20) That the NOC from MTNL department for size of telephone concentrator room shall be submitted.
- 21) That the NOC from BEST for size of meter room shall be submitted.
- 22) That you shall submit the remarks from the office of the Dy.Ch.E.(M&E) regarding artificial light for ventilation shaft.
- 23) That you shall submit the registered undertaking against misuse of service floor.
- 24) That you shall submit remarks from authorized / reputed companies in Air-Conditioning field for minimum size requirement of floor area for proposed Air Handling units.
- 25) That the condition mentioned in the remarks issued by Executive Engineer (SWD) City & C.C. under No. DyChE/2242/SWD/City & C.C. dtd. 18/03/2006 shall be complied with and final major nalla remarks from MCGM regarding exiting underground drainage channel passing through slum plot under reference and its realignment / shifting at a new location shall be obtained and submitted before asking C.C. for proposed buildings affected by existing underground drainage channel.

- 26) That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) 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.
- 27) That the CFO's NOC for proposed high-rise building shall be submitted.
- 28) The consent of existing eligible commercial slum dwellers facing main road for accepting alternate accommodation at proposed location as shown in the building plans/ layout shall be submitted before asking C.C. for sale building proposed facing Dr. Annie Basant Road or before asking C.C for proposed buildings containing proposed alternate accommodation for said eligible commercial slum dwellers, whichever is earlier.
- 29) That the individual consent of slum dwellers to be shifted from S. R. Scheme of Shree Sai Sundar Nagar CHS to S. R. Scheme of Gomata Janata SRA CHS Ltd shall be submitted before asking C.C. for additional rehab tenements proposed in the said S. R. Scheme of Gomata Janata SRA CHS Ltd and Shree Nehru Nagar SRA CHS Ltd. for accommodating eligible slum dwellers from S. R. Scheme of Shree Sai Sundar Nagar CHS.
- 30) That the "Conveyance Deed" & "Power of Attorney" with respect to the land under F. P. No. 1076 shall be registered before asking C.C. to the buildings proposed on plot bearing F.P. No. 1076 and P. R. Card in the name of Developers shall be submitted before asking C.C. for sale component under Slum Rehabilitation Scheme under reference.
- 31) That the necessary arrangement of bore well shall be made / provided and necessary certificate to that effect from the competent authority shall be obtained before C.C.
- 32) That you shall submit the NOC from EE(T&C) of MCGM for parking layout.

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

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- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked from the sub. Engineer (S.R.A.).
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Licensed Structural Engineer.
- 4) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.

C. THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) That the some of drains shall be laid internally with C.I. pipes.
- 2) That the specifications for layout access/D.P. Road/setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.
- 3) That the dustbin shall be provided as per requirement of this office.
- 4) That carriage entrance shall be provided before starting the work.
- 5) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
- 6) That the requirements from the M.T.N.L. and B.E.S.T. shall be obtained and complied with before asking occupation permission.
- 7) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 8) That 10'-0" wide paved pathway up to staircase shall be provided.
- 9) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed

before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.

- 10) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 11) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 13) That you shall submit final NOC from CFO of MCGM.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit shall be submitted.
- 15) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 16) Specific clearance from concerned A.M.C. of M.C.G.M. certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.
- 17) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 18) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 19) That the single P.R. cards for the amalgamated plot shall be submitted.
- 20) That layout R.G. shall be developed as per D.C. Regulation, 1991.
- 21) That the N.O.C. from the A.A. & C. 'G/S', Ward of MCGM shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 22) That extra water and sewerage charges shall be paid to A.E.W.W. 'G/S', Ward of MCGM of M.C.G.M. before O.C.C.
- 23) That you shall get D. P. Road / setback if any demarcated form A.E.(Survey) / D.P./ T.P. T & C department of MCGM and hand it over to MCGM free of cost, free of encumbrances duly developed as per Municipal specifications and certificate to that effect shall be obtained and submitted.

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- 24) 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 Asst. 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 Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
- 25) That the Society, Developer shall submit the Registered Undertaking on stamp paper stating that they shall provide permanent open and encumbered access of 9.00 mt. width to the plot bearing F. P. No. 1075 and shall execute necessary Right of Way agreement to that effect in favour of owner of F. P. No. 1075 before asking OCC to the sale building in the scheme.
- 26) That the condition mentioned in the Notification of Urban Development Department, Government of Maharashtra No. TPB/4304/1403/CR-205/04/UD-11 dtd. 06/07/2005 shall be complied with by the developer.
- 27) That the rain water harvesting system should be installed / provided as per the provisions of directions of U.D.D., Govt. of Maharashtra under No. TPB / 432001 / 2133 / CR-230 / 01/ UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions at all the times, failing which penalty of Rs.1000 per annum for every 100 sq. mt. of built up area shall be leviable.
- 28) That you shall display bi-lingual 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.
- 29) That the Vermiculture bins for disposal of wet waste as per designs and specifications of Organizations / individuals specialized in this field, as per the list furnished by solid waste management of MCGM shall be provided to the satisfaction of Municipal Commissioner.
- 30) That the every part of the building construction and more particularly, overhead tank shall be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 31) That the B.C.C. shall be obtained and IOA and debris deposit, etc., shall be claimed for refund within a period of six years from the date of its payment.

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D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270-A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
3. That office of CEO (SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.

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04/5/07
Executive Engineer-III
Slum Rehabilitation Authority

NOTES

- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accomodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

24/5/10
Executive Engineers, (S.R.A.)



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1292/GS/ML&PL/AP

Date: **31 DEC 2021**

To,

Shri. S. Neve

M/s. Sanjay Neve & Associates,
302, Oomkareshwar, Linking road,
Behind Kandarpada Talav,
Dahisar (W), Mumbai - 068.

Sub: Proposed Amended Plans to the Sale Building in the S. R. Scheme for "Shree Sai Sunder Nagar CHS Ltd" amalgamated with "Balkrishna Gawade SRA CHS Ltd" situated on Plot bearing C.S. No. 286 (Pt) & 912 of Lower Parel Division and F. P. No. 1076, 1077 & 1078 of TPS - IV of Mahim Division and clubbed scheme of "Gomata Nagar CHS Ltd & Nehru Nagar CHS Ltd" situated on plot bearing C.S. No. 437 (Pt), 438, 268 (Pt), 1/268 and 286 (Pt) of Lower Parel Division with proposed amalgamation of S. R. Scheme of "Mumbadevi Prabhadevi CHS (Prop)" situated on Plot bearing C.S. No. 911 (Pt) & 2A/911 of Lower Parel Division.

Ref: Your Letter dated 09/08/2021.

Gentleman,

With reference to the above Amended plans submitted by you for the Sale building comprises of Tower 'A' and Tower 'B' are hereby approved by this office subject to following conditions.

1. That the conditions of all the LOI/Revised LOI issued Under No. SRA/ENG/219/GS/ML & PL/LOI shall be complied with.
2. That the conditions of the IOA under No. SRA/ENG/1292/GS/ML & PL/AP dated 25/5/2007 and the conditions of the Amended Plans letter issued under No. SRA/ENG/1292/GS/ML & PL/AP dated 17/08/2009; 20.03.2010; 29/04/2011; 11/07/2011; 06/05/2014; 29/05/2014; 25/07/2016 and 06/04/2017 respectively shall be complied with.
3. That the Conditions of the Bare Shell Part OC issued to Tower 'A' under No. SRA/ENG/1292/GS/ML & PL/AP dated 9/12/2020 shall be complied with before obtaining Full OC to Sale Building of the Scheme.
4. That the conditions of the Part OC issued for Non-Habitable User of Tower 'B' comprises of 4th Floor (Entrance Lobby) except 5 nos. of lifts + 5th to 13th Floor (Parking Floor) + 14th & 15th Floor (Club House) + 16th Floor (Girder Floor), on 30/07/2021, shall be complied with.

5. That the Revised Structural designs and calculations as per amended approved plans shall be submitted.
6. That the Revised Drainage approval shall be got approved as per amended plans.
7. That the final plan mounted on canvas shall be submitted before asking for O.C.C. permission.
8. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.
9. That you shall submit the Completion certificate for the Mechanical services floors proposed in the building, from the appointed MEP Consultants before submitting the OCC for Building under reference and you shall also submit the Completion Certificate from CHE (M & E) before issue of OCC.
10. That you shall submit the NOC/Remarks/Completion from CHE (M & E) for proposed Artificial Ventilation Shafts proposed in both Towers before issue of OC to respective Towers.
11. That you shall submit the Completion certificate for the proposed Girder floors, from the appointed Structural Engineer before submitting the OCC for Building under reference and you shall also submit the Completion Certificate from CHE (Structural)/ VJTI/MIT before issue of OCC.
12. That you shall submit the Specific Remarks from the Concern Authority for the requirement and locations of the proposed Electrical substations.
13. That you shall submit NOC from CFO before Re-Endorsement of CC to Sale Building u/ref & Completion Certificate before OC to respective Towers of Sale Building.
14. That this permission is being issued on the basis of the documents submitted by you and shall be construed to withdraw against any sort of litigation pending before any Court of judicature in India.
15. That all the necessary Completion Certificate as per EODB/from MCGM shall be submitted as per the relevant stages of approval.
16. That you shall obtain the approval for Revised Layout of the Scheme, before issue of Further CC to Rehab Building No 15.
17. That the certificate under Section 270 A 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.
18. That the Certificate/NOC from HE shall be submitted for proposed Swimming Pool in the Building, before obtaining full OC to the Sale Building under reference.

19. That the necessary precaution shall be taken for safety of occupants and SRA staff shall be kept indemnified on any risk, damages, claims on any accounts.
20. That you shall provide required car parking spaces to the Sale and Rehab tenement of the scheme under reference as per the final outcome of a committee formed by Hon'ble NGT through order dtd. 04/06/2021 for observation of compliance of EC conditions and the condition to that effect will be incorporated in the future approval of rehab building of the scheme under reference also.
21. That you shall submit the revised NOC from HRC before issue of Full OC to the building under ref.
22. That you shall submit the final NOC from AAI or Competent Authority before issue of Full OC to the Building u/ref.
23. That you shall get approval for amended plan of Rehab bldg. 15 & 16 along with re-endorsement of plinth CC before asking approval for OC/Bare Shell OC to the Sale bldg. u/ref.

One set of amended Plan is returned herewith as token of approval.

Yours faithfully

-sd-

Executive Engineer -G/S
Slum Rehabilitation Authority

Copy to:

1. M/s Skylark Buildcon Pvt. Ltd. &
M/s Vrinda Enterprises Jointly,
2. A.E. W.W. (G/S) Ward.
3. A. A. & C (G/S) Ward.
4. Dy. Collector (SRA).

For information please,



Executive Engineer - G/S
Slum Rehabilitation Authority

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/ENG/1292/GS/ML/AP **20 AUG 2009****COMMENCEMENT CERTIFICATE**Commercial Sale Bldg.

To,
M/s. Skylark Build,
54-B, 402 Sagar Avenue,
S.V. Road, Andheri (W), Mumbai-58.

Sir,

With reference to your application No. 216 dated 15/12/08 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional 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~~ C.S.No.286(pt.) of ~~C.S.No. Lower Parel village~~ Divn. & F.P.No. ~~xxxxxx~~ 1076 & 1078 of ward G/5 situated at ~~TPS IV Mahim Divn. for~~ Sai Sundar Nagar CHS (Prop.).

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI/U/R No. SRA/ENG/219/GS/ML/LOI dtd. 27/06/06 Revised dt. 07/11/2007
 IOA U/R No. SRA/ENG/1292/GS/ML/AP dt. 17/08/2009
 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.

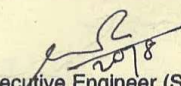
SHRI J.V. PATGAONKAR

The C.E.O. (SRA) has appointed _____

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 plinth level and top of upper basement slab.

For and on behalf of Local Authority
The Slum Rehabilitation Authority


 Executive Engineer (SRA) II
 FOR

CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

NO SRA/ENG/1292/GS/ML/AP

10 JUN 2011

10 JUN 2011


This C.C. is now re-endorsed for the work upto plinth level & top of upper basement slab for the amended plan dt 29/4/2011


Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1292/GS/ML/AP 19 JUN 2013


This C.C. is now re-endorsed and extended for Tower 'A' comprising of 4 level basement + Gr. floor + 3 level podium + 1st floor and Tower 'B' comprising of 4 level Basement + Gr. floor + 3 level podiums + 1st floor + 2nd to 10th upper stilt floor + 11th to 38th upper residential floors as per amended approved plan

NO SRA/ENG/1292/GS/ML/AP


Executive Engineer
Slum Rehabilitation Authority
6 MAY 2014

This C.C. is now re-endorsed and extended for entire work of Tower 'A' upto 4th floor (1st floor as per earlier approved and Tower 'B', 4th floor (38th floor as per earlier approved) to 67th floor (64th floor as per earlier approved) as per amended plans

NO SRA/ENG/1292/GS/ML/AP


Executive Engineer
Slum Rehabilitation Authority
3 JUN 2014

This C.C. is now re-endorsed and further extended for Tower 'A' upto 9th upper floor and for Tower 'B' for entire work as per approved amended plan dt 29/5/2014


Executive Engineer
Slum Rehabilitation Authority

7 AUG 2014

NO. SRA/ENG/1292/GS/ML/AP

This C.C. is now further extended for work of Tower 'A' up to 18th upper floor, and Tower 'B' for entire work as per approved amended plan dt. 29/5/2014.

[Signature]
07/08

Executive Engineer
Slum Rehabilitation Authority

No/SRA/ENG/1292/GS/ML/AP 25 JUL 2016

This C.C. is now further extended for entire work of Tower 'A' and for 63th floor of Tower 'B' as per amended plan dated 25/7/2016, instead of 67th floor of Tower 'B' as per earlier approved plans dated 29/5/2014.

[Signature]
25/07/2016

Executive Engineer
Slum Rehabilitation Authority

NO/SRA/ENG/1292/GS/ML/AP 26 APR 2017

This C.C. is now re-endorsed and extended from 32nd floor to 65th floor + LMR + OHT of Tower 'A' as per approved amended plan dt 6/04/2017 for R.C.C. work only.

[Signature]
26/4/17

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1292/GS/ML&PL/AP - 8 JUN 2017

This C.C. is now re-endorsed from 32nd to 44th floor for entire construction waste & from 45th to 65th floor + LMR + OHT for Rec work only of Tower 'A' & upto 63rd floor of Tower 'B' as per the last approved plans dt. 6/4/2017

[Signature]
30/6/17

[Signature]
8/6/17

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1292/45/ML+PL/AP 7 JAN 2019

This C.C. is now re-endorsed from 45th to 65th floor LMR + OHT for entire work of tower-'A' and upto 63th floor of tower-'B' as per the last approved plan dt. 6.4.17.

R. Mani
13/1/19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1292/GS/ML & PL/AP

29 AUG 2019

This C.C. is now further re-endorsed as per approved plan dtd. 06/04/2017 for entire work of tower-A i.e. upto 65th floor + LMR + OHT and is further extended upto 65th floor of Tower-B within the height permitted as per civil aviation NOC u/no. BT-1/N.O.C.C./C.S./Mum./10/316 dtd. 25/08/2011 by keeping in lien with SRA flats as mentioned in approved plans dtd. 06/04/2017 and flat no. 1802 of Tower-B.

W. Sel
27/08/2019
Executive Sub Engineer
Slum Rehabilitation Authority

SRA/ENG/1292/GS/ML & PL/AP

09 FEB 2022

This C C is now re-endorsed as per approved amended plan dated 31/12/2021.

[Signature]
09/02/2022
Executive Engineer
Slum Rehabilitation Authority