



SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/2143/PN/PL&STGL/AP

Date : **28 JUL 2017**

To,
Shri. Anand V. Dhokay,
F-63 Plams Acres,
Mahatma Phule Road,
Mulund (E), Mumbai-81

Sub: Bare Shell Occupation Certificate to Sale Residential Building i.e. Tower 'C' from 31st to 55th upper floors under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 811 A/7(pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad(E), P/N – Ward of M.C.G.M,

Ref: 1) Part OCC upto 30th upper floors issued vide this office letter No. SRA/ENG/2143/PN/PL&STGL/AP dated 15/05/2017.

Gentleman,

With reference to above the development work to Sale Residential Building consisting tower 'C' comprising Lower Ground + Ground Floor + 5 Level Podium/Parking Floors + Stilt/Amenities + 55th Upper Floors, for Under S. R. 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad(E), Malad (E), P/N – Ward of M.C.G.M, which is completed under thAe supervision of Architect Shri. Anand V. Dhokay, License No. CA/87/1855, Structural Engineer Achyut Watve, Lic. No. STR/W/10 and Site Supervisor Shri. Kishor Parmar, License No. P/458/SS-I may be occupied on the following conditions.

1. That you shall hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asstt. Commissioner 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 asking last 25% OCC to sale building.

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2. That layout R.G. shall be developed as per D.C. Regulation, 1991 before asking last 25% OCC to sale residential building.
3. That you shall take at most necessary precautions and safety measures for the occupant tenant, during the construction of balance sale tower for the building under reference.
4. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before asking last 25% OCC to sale residential building.
5. 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 hand 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 asking last 25% OCC to sale residential building.
6. In case of S.R. Scheme on State Govt. /MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before asking last 25% OCC to sale residential building.
7. 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) before asking last 25% OCC to sale residential building.
8. That the setback handing over certificate shall be obtained from Asstt. Commissioner P/North Ward 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 asking last 25% OCC to sale residential building.
9. That you shall submit the canvas mounted plans for building as well as for as build utility provided.

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10. That you shall handover the copies of all building plans, as build services etc. to the society and periodic drill for all services & utilities to be performed by society.
11. That you shall comply all the remarks/conditions of CFO NOC judiciously.
12. That you shall form federation of society so as maintain common amenities such as internal road recreation ground, street light etc. before asking full OCC of sale residential building.
13. That you shall comply the balance conditions of LOI/IOA before BCC to rehab buildings or as directly by SRA.
14. That you shall not carry out any internal changes beyond the last amended plans dated 16/05/2017.
15. That you shall complete balance finishing works and rectifications, if any before physical possession to the occupants.

A set of certified completion plan in returned herewith please.

Yours faithfully,



Executive Engineer -II
Slum Rehabilitation Authority