CHE/WSII/0086/R2/337/(NEW)

...S OF URBAN LAND ...TIONS ACT 1976
346
Form ---------
88

BDMPA/8028-2010-11-2,000 Forms (4 Pages F/B)

EC-48
---------- प्रमाणक अभियंता प्रभाग (उपनगर) पश्चिम द्वि. बृ. मं.
In replying please quote No. ... & date of this letter. ... पश्चिम द्वि. बृ. मं. यांची संदर्भ क्रमांक,
---------- अभियंता (वृ.सं.), मुंबई-400 054
दूरध्वनी क्र. 26543407

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended upto date

No. CHE/WSII/0086/R2/337/(NEW) of 2014-2015

MEMORANDUM
M/s. Sakshi Developers.

9 JUN 2014

With reference to your Notice 337, letter No. **332** dated **08.10.2013** and delivered on _____20 and the plans, Sections Specifications and Description and further particulars and details of your buildings at **Proposed Residential building on plot bearing C.T.S. Nos. 857, 857/1 & 2 of village Dahisar situated at Bhimji Lad Road, Dahisar (West), Mumbai** furnished to me under your letter, dated_____20_____ I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Mumbai Municipal Corporation Act as amended upto date, my disapproval by thereof reasons:-

A. <u>CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.</u>

1. That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of 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.Reg.No.38(27).

3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

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(2)

( ) that proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the erection of the building or work at anytime before the 8 JUN 2015 of 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

9 JUN 2014

EXECUTIVE ENGINEER, Town Proposals, BUILDING PROPOSAL (W.S.) WARD

SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No.8 of the Commissioner has fixed the following levels :-

"Every person who shall erect an new domestic building shall cause the same to be built so that every part of the plinth shall be –

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street".

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.

"(c) Not less than 92 R. ( ) meters above Town Hall datum".

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector of Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site 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 Disapproval.

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I O D /C.C IS ISSUED SUBJECT TO PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1976

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4. That the specification for layout/D.P. road/or access roads/ development of setback land will not be obtained from E.E. Road Construction(W.S.)Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.

5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.

6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.

7. That the sanitary arrangement for workers shall not be carried as per Muni. Specifications and drainage layout will not be submitted before C.C.

8. That the existing structure proposed to be demolished shall not be demolished before completely vacating the existing structure.

9. That the R.U.T. for compliance of all I.O.D. conditions shall be complied with and shall not be submitted.

10. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.

11. That the Regd. u/t. from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.

12. That the Regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.

13. That Regd. U/T from the developer to the effect that the Workers employed on site shall be covered under workmen compensation policy till completion of the work shall not be submitted before C.C.

14. That the Reg. U/taking for compliance of all I.O.D. conditions shall be complied with and shall not be submitted.

15. That the letter from Owners/developers stating that they will accept the refund of additional 33% F.S.I. premium paid, without claiming any interest thereon, if the development proposal is not approved/rejected by M.C.G.M.

16. That the registered undertaking shall not be submitted for the difference of payment for additional 33% F.S.I. shall be paid and

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calculated as per the Govt. may revised the same time to time as per the condition No. [illegible] mentioned in the notification and circular before requesting for [illegible]

17. That the Registered Undertaking shall not be submitted regarding any adverse classification received from Govt. of Maharashtra in respect of condition No. [illegible] of Govt. notification No. TPB 4308/[illegible] and new Govt. Notification dtd. [illegible] i.e. regarding consent of society/occupants regarding utilization of [illegible] on payment basis.

0 9 JUN 2014

18. That the R.U.T. from the owner/developer shall be submitted stating that member/prospective buyers shall be made aware about utilization of Fungible F.S.I. and clause to that effect will be incorporated in the flat sale agreement.

19. That the Registered undertaking shall not be submitted for the Mechanised Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and safety majors shall be taken to avoid any mishap and maintenance of the same shall be done regularly.

20. That the registered undertaking shall be submitted before C.C for the area reserved for parking shall be used / utilized for the purpose of parking only.

21. That the special attendent shall be deployed to control the maneuvering and the movement of car between entry and exit gates and between entry and exist to the lifts, at the junctions of mechanised parking system.

22. That the registered undertaking shall be submitted before C.C. that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-

a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
b. That the buyer / member agree for no objection for the neighbourhood development with deficient open space in future.
c. That the buyer / member will not be held liable M.C.G.M. for failure of mechanical Parking system / car lift in future.
d. That the buyer / member will not be held liable M.C.G.M. for the proposed inadequate / sub standard sizes of rooms in future.
e. That the condition for inadequate maneuvering space of car parkings and no complaint to M.C.G.M. in this regard will made in future.

23. That the standby arrangement of generator / alternative electric power supply requisite capacity shall be made in case of failure of electric supply.

24. That the Regd. Agreement with the existing tenant along with the plans will not be submitted before demolition of existing structure.

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09/06/14
EXECUTIVE ENGINEER

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25. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.

26. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.

27. That the Revised N.O.C. from E.E.(T. & C.) for parking layout shall not be submitted.

28. That the Indemnity Bond indemnifying the Corporation for against any litigation, claims, disputes arising out the proposed inadequate size of rooms will not be submitted before C.C./starting the work.

29. That the Indemnity Bond indemnifying M.C.G.M. from nuisance due to leakage from toilets above shops shall not be submitted.

30. That indemnity bond indemnifying M.C.G.M. for inconvenience caused due to installation of mechanized stack parking shall not be submitted before C.C.

31. That the existing structure proposed to be demolished and shifted will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

32. That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SEW)/E.E. (W.W.)/C.F.O. will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.

33. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.

34. That extra water and sewerage charges will not be paid to A.E.W.W. (R/North) Ward before C.C.

35. That the No dues Pending Certificate from A.E.(W.W.) (R/North) shall be submitted before C.C.

36. That the N.O.C. from A.A. & C. (R/North) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.

37. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.

38. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.

39. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.

40. That the C.T.S. Plan and P.R. Card area written in words in the name of owner through S.L.R. shall not be submitted before C.C.

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42. That the provision from Reliance Energy Ltd. Tata / & M.T.N.L. shall not be made.

42. That to appoint private pest control agency for anti laverni treatment monitored by Insecticide Officer before requesting for C.C.

43. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

44. That the Janata Insurance Policy shall not be submitted before C.C.

45. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

46. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.

47. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.

48. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.

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49. That the alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.

50. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not complied with before submitting B.C.C.

51. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq.mtrs.

52. That the Architect shall not verify and check the exact spacing between columns / exact spacing of proposed parking on site as per approved plan and certificate to that effect shall not be submitted before requesting further C.C.

53. That the details of quantity of debris created due to the development of proposed bldgs/additions/alterations and that the phase programme for removal of the said debris shall not be submitted &

THIS IS ... ISSUED SUBJECT
TO THE ... OF URBAN LAND
CEILING AND REGULATIONS ACT 1976

09/06/14

EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P-WAR

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shall not followed scrupulously and u/t. to that effect shall not be submitted.

54. That the use of fly ash bricks and fly ash based building material shall not be used in construction work and test report to that effect will not be submitted to this office.

55. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.

56. That the N.O.C. from A.E.(Environment) debris shall not be submitted before starting the work

57. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.

58. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.

59. That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

60. That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

61. That all the cantilevers (projections) shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

62. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.

63. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.

64. That the Indemnity Bond indemnifying the M.C.G.M. and its officer against any legal complication/matter that may arised due to ownership of said C.T.S. No.857, 857/1 to 2 will not be submitted before C.C.

65. That the work shall not be carried out before sunrise and after sunset.

66. That to appoint private pesticide control agency to give anti larval treatment monitored by P.C.O. shall be submitted before C.C.

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67. That the appointment of private doctor for treatment of Labour/staff on site shall be submitted before C.C.

68. That the Board shall not be displayed showing details of proposed work name of owner, developer, architect, R.C.C. consultant.

69. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effect and due car while constructing the same will be taken and completion certificate to that effect shall not be insisted before granting further C.C. beyond plinth from the Lic. Structural Engineer.

70. That the Regd. Undertaking as per note no.34 shall not be submitted.

B. **CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.:-**

1. That the plinth/stilt height shall not be got checked by this office staff.

2. That the water connection for construction purposes will not be taken before C.C.

3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.

4. That the permission for constructing temporary structure of any nature shall not be obtained.

5. That the Compound wall shall not be constructed before requesting further C.C.

6. That the Material testing report periodically shall be submitted before C.C.

7. That the monthly progress report of the work will not be submitted by the Architect.

8. That the N.O.C. from M/s. Mahanagar Gas Ltd. shall not be obtained before requesting C.C.

9. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effect and due car while constructing the same will be taken and completion certificate to that effect shall not be insisted before granting further C.C. beyond plinth from the Lic. Structural Engineer.

C. **GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.**

1. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.

2. That 3.05 mt. wide paved pathway upto staircase will not be provided.

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09/06/14

EXECUTIVE ENGINEER

P/NORTH WARD

3. That the surrounding open spaces, parking spaces and terrace will not be kept open.

4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.

5. That carriage entrance shall not be provided before starting the work.

6. That the non-agricultural permission/revised N.A. shall not be submitted before occupation.

7. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.

8. That final N.O.C. from E.E. (S.W.D.) / E.E. (R.C). / Lift Inspector shall not be submitted before occupation.

9. That final N.O.C. from A.A. & C. R/North shall not be submitted before occupation.

10. That the Co. Op. Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.

11. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.

12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected.

13. That the debris shall not be removed before submitting B.C.C.

14. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

15. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

16. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

17. That some of the drains shall not be laid internally with C.I. Pipes.

18. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

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3. That the surrounding open spaces, parking spaces and terrace will not be kept open.

4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.

5. That carriage entrance shall not be provided before starting the work.

6. That the non agricultural permission/revised N.A. shall not be submitted before occupation.

7. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.

8. That final N.O.C. from E.E. (B.W.D.) / E.E. (R.C). / Lift Inspector shall not be submitted before occupation.

9. That final N.O.C. from A.A. & C. R/North shall not be submitted before occupation.

10. That the Co. Op. Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.

11. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.

12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected.

13. That the debris shall not be removed before submitting B.C.C.

14. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

15. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

16. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

17. That some of the drains shall not be laid internally with C.I. Pipes.

18. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

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19. That final N.O.C. from C.F.O. authority shall not be submitted before requesting O.C.

20. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effect and due car while constructing the same will be taken and completion certificate to that effect shall not be insisted before granting further C.C. beyond plinth from the Lic. Structural Engineer.

21. That a sample registered agreement with prospective buyers/members shall be submitted before O.C. with clauses stating:-
    a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
    b. That the buyer / member agree for no objection for the neighbourhood development with deficient open space in future.
    c. That the buyer/ member will not be held M.C.G.M. liable for any failure of mechanical Parking system / car lift in future.
    d. That the buyer / member will not held be liable M.C.G.M. for the proposed inadequate / sub- standard sizes of rooms in future.
    e. That the condition for inadequate maneuvering space of car parkings and no complaint to M.C.G.M. in this regard will made in future

D - **CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:-**

1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

2. That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years.

09 JUN 2014

ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND (CEILING AND REGULATIONS ACT 1976

EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R-WARD

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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 deposited should be obtained any shed to house and store for constructional purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5) Water connection for constructional purpose will not be given until the boarding is constructed and application made to the Asstt. Commissioner with the required deposit for the construction of carriage entrance, over the road side drain
6) The owners shall intimate the Hydraulic Engineer or his representative in Wards 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 utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume 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 props debris, etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Asstt. Commissioner of the area.
8) The work should not be started unless the manner in obviating all the objection is approved by this department.
9) No work should be started unless the structural design is approved.
10) The work above plinth should not be started before the same is shown to this office Sub-Engineer 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 will require time to consider alternative site to avoid the excavation of the road as footpath.
12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
13) No building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act 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 acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting 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 broke glass pieces at the rate of 125 cubic meters per 10 sq.meters below payment.
18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of 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 proposed to be demolished are demolished.
20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13(h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breech of the conditions under which this Intimation of Disapproval

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is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

21) 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 City Engineer is satisfied with the following:-
   (i) Specific plans in respect of existing or re-housing the existing tenants on hour 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 of the alternative accommodation in the proposed structure at standard rent.
   (iii) Plans showing the phased programme of construction.

22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.

23) In case of additional floor no work should be done during monsoon which will cause seepage water leakage and consequent nuisance to the tenants staying on the floor below.

24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.

25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

26) It is to be understood that the foundations must be excavated down to hard soil.

27) The positions of the sanitary and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

28) The water arrangement must be carried out in strict accordance with the Municipal requirements.

29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in section 381-A of the Municipal Corporation Act.

30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning paripes of the ribbet protected with screw or dome shape pieces (like a garden sulari rose) with copper pipes with perflations each not exceeding 1.5 mm. in diameter, the cistern shall be made easily, safely and permanently a ccssible by providing a firmly affixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms, above the top where they are to be fixed on its lower ends in cement concrete blocks.

31) No broken bottles should be fixed over boundery walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

32) (a)Louvers should be provided as required by Bye-laws No. 5(b)
   (b) Lintels or Arches should be provided over Door and Window opening.
   (c) The drains should be laid as require under section 234-1(a)
   (d) The inspection chamber should be plastered inside and outside.

33) If the proposed additional is intended to be carried out an old foundations and structures you will do so at your own risk.

34) "That the owner/developer and concerned Architect / Licensed Surveyor shall compile and preserve the following documents.
   a) Ownership documents.
   b) Copies of IOD, C.C. subsequent amendments, O.C.C., B.C.C. and corresponding canvas mounted plans.
   c) Copies of Soil investigation reports.
   d) RCC details and canvas mounted structural drawings.
   e) Structural Stability Certificate from Licensed Structural Engineer.
   f) Structural Audit Reports.
   g) All details of repairs carried out in the buildings.
   h) Supervision certificate issued by the Licensed Site Supervisor.
   i) Building Completion Certificate issued by Licensed Surveyor / Architect.
   j) NOC and completion certificate issued by the C.F.O.
   k) Fire safety audit carried out as per the requirement of C.F.O.

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The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate. The prospective society / end user shall preserve and maintain the above said documents / plans and shall preserve and maintain the above said documents / plans and shall also preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, to check and to carry out fire safety audit time to time as per the requirement of C.F.O. through the authorized agencies of M.C.G.M.

The necessary condition to this effect shall also be incorporated in the sale agreement / supportive agreement so that the end user / prospective society will take over the above said documents from the Developer. End user / prospective society shall carry out necessary repairs / structural audit/fire audits at regular intervals. The registered undertaking and indemnity bond to that effect shall be submitted by the developer and certified copy of the agreement / supportive agreement showing the above conditions shall be submitted to the office of Executive Engineer (Building Proposals)".

Executive Engineer, Building Proposals
Town ... Wards.
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) R-WARD

THIS I.O.D. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATION ACT 1976

9 JUN 2014

COPY TO LICENSED SURVEYOR/OWNER

CERTIFIED TRUE COPY
for Space Vision
architect and planner

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