

- 35 That the registered U/T shall be submitted that the condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.
- 36 That the structural stability of stack/ puzzle car parking system & registered undertaking in this regard indemnifying M.C.G.M. & its officer against the litigation arising out of hardship to occupants due to mechanized failure shall not be submitted.
- 37 That the Regd. U/T for handing over the Society office to the Society/ Association Shall not be submitted.
- 38 That the H.E. NOC for swimming pool shall not be submitted.
- 39 That the Regd. U/T for swimming pool shall not be submitted
- 40 That the N.O.C. holder will have to pay expenditure incurred by board towards structural repairs / propping / demolition etc. & letter to that effect issued by MHADA shall not be submitted.
- 41 That the NOC from Mumbai Metro Rail Corporation(MMRC) regarding Metro line-3 shall not be submitted before endorsing C.C.
- 42 That the Regd. U/T for not misusing parking floors shall not be submitted before endorsing C.C.
- 43 That the C.C. shall not be got endorsed as per amended Plans.
- 44 That the Register Undertaking for HRC as per Circular No. CHE/29621/DPWS/HRB dated 24/09/2015 shall not be submitted.
- 45 That the Register Undertaking for E.E. (T&C) condition shall not be submitted.
- 46 That The Registered U/T for not misusing elevation treatment as per circular shall not be submitted before endorsement of CC

B: FOR LABOUR CAMP / TEMPORARY SHED

- 1 N.A.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth/stilt height/ dimensions shall not be got checked by this office staff.
- 2 That MOEF NOC shall not be submitted even though construction area exceeds 20,000 smt.
- 3 All the payments as intimated by various departments of MCGM shall not be paid.
- 4 That the amended remarks of concerned authorities / empanelled consultants for the approved plan if differing from the plans submitted for remarks, shall not be submitted for: a) S.W.D. b) Parking c) PCO d) Sewerage e) water work f) Fire Fighting Provisions C.F.O. g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) H.R.C. k) MHADA l) NOC from electric supply company m) STP.
- 5 That the material testing report shall not be submitted.
- 6 That the yearly progress report of the work will not be submitted by the architect.
- 7 Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Table no. 13 of DCR 1991.
- 8 That the additional development cess shall not be paid before further C.C.
- 9 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 10 That the M.B.R.&R. Board NOC shall be not submitted for splitting of tenement.
- 11 That letter from M.B.R.&R. Board confirming the exact surplus area to be surrendered to M.B.R.& R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
- 12 Revised CFO NOC showing elevation treatment at terrace level etc. shall not be submitted.
- 13 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 14 That the elevation treatment plan shall not be submitted & got approved.
- 15 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 16 That all the structural members below the ground shall be designed considering the effect of

chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.

- 17 That the NOC for High Rise Committee shall not be submitted.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the final N.O.C. from MHADA shall not be submitted and requirements therein shall not be complied with before submission of B.C.C.
- 2 That the low lying plot will not be filled up to a reduced level of at least 27.55m. Town hall datum or 0.15m. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped toward road side.
- 3 That society office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 4 That fitness center permissible as per DCR before occupation for the building under reference shall not be constructed.
- 5 That the dry & wet garbage shall not be separated & the wet garbage generated in the bldg. shall not be treated separately on the same plot by the residents / occupants of the bldg. in the jurisdiction of M.C.G.M. The necessary condition in sale agreement to the effect shall not be incorporate by the Developer/ Owner.
- 6 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 7 That the construction of layout road or access road/development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
- 8 That the name plate/board showing plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 9 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 10 That terrace, sanitary blacks, nahanis in kitchen will not be made water proof and some will 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 licensed plumber.
- 11 That final N.O.C. from concerned authorities/empanelled consultants for :- a) S.W.D. b) Parking c) Road d) Sewerage e) Water Work f) CFO/Fire Fighting Provisions g) Tree authority h) Hydraulic Engineer i) MAHDA/ M.B.R&R. Board shall not be submitted before occupation.
- 12 That site supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 13 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 14 That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 15 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 16 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No.- TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
- 17 That the following documents shall not be compiled, preserved and 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 by M.C.G.M. 1) Ownership documents, 2) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. 3) Copies of soil investigation reports. 4) R.C.C. details and canvass mounted structural drawings. 5) Structural Stability Certificate from Licensed Structural Engineer. 6) Structural Audit Reports. 7) All details of repairs carried out in the buildings. 8) Supervision certificate issued by the Licensed Site Supervisor. 9) Building Completion Certificate issued by Licensed Surveyor/ Architect. 10) NOC and completion certificate issued by the C.F.O. 11) Fire safety audit carried out as per the requirement of C.F.O.