

Gen-229-5086 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5244 /BPESA/T 22/11/2013

COMMENCEMENT CERTIFICATE

To
Shri P. A. H. Lachman
Eshtaandas Chetani
Others

Sir,

With reference to your application No. 2209 dt. 14/11/2013

for Development Permission and grant of Commencement Certificate under Section 43 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1925 to erect a building in Building No.

on plot No. C.T.E No. 133/411 Dist. Village / Town

Planning Scheme No. situated at Road / Street Ward

7 the Commencement Certificate / Building permit is granted on the following conditions:-

- 1) The land vacated on consequence of the endorsement of the set back 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 person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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- 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.

The Municipal Commissioner has appointed Shri S. A. Tarte Park Executive Engineer to exercise his power and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 22 SEP 2018

C.C. up to Fifth of Per approved ICB dated 13/01/2014

22 SEP 2018

C.C. 4th Division

Shri R. A. H. Lakshmin

Subramanian Chett

f. 11/11/2018

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai



Executive Engineer (Building Inspection)
Eastern Suburban - II

18/09/2018

Gen. 229

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7) The conditions of the 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.

The Municipal Commissioner has appointed Sir S. A. TUTEKUN Executive Engineer to exercise his powers and functions of the planning Authority under section 4 of the said Act.

The C.C. is valid upto 15/12/2014

C.C. up to 15/12/14 as per approved CC dated 15/12/14

15 DEC 2014

C.C. to Owner

Shri R.A. H. Larkhara

By Signature Shri RAH

f. RAH

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Signature
Executive Engineer (Building Proposal)
Eastern Suburbs - II

ON 15/12/2014 UP TO 15 DEC 2014

FULL C.C. as per approved amended Plans and 15/12/2014

Signature
Executive Engineer (Building Proposal)
Eastern Suburbs - II

ON 15/12/2014 UP TO 15 MAY 2015

FULL C.C. as per approved amended Plans and 15/12/2014

Signature
Assistant Executive Engineer (Building Proposal)
Eastern Suburbs - II



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

(No.CHE/ES/1289/T/337(NEW))

COMMENCEMENT CERTIFICATE

To,
Mr. Shiv Krupa Developers
16, Shiv Krupa BRT road, Mulund (W)
Mumbai-400081

Re,
With reference to your application No. CHE/ES/1289/T/337(NEW) Dated 30/1/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 63 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 345 no 337 (New) dated 30/1/2017 of the Mumbai Municipal Corporation Act 1958 to erect a building in Building development Work on plot No. - C.T.S. No. 1173, 1173A/1-11 Division / Village / Town Planning Scheme No. MULUND-W situated at B.R.T. Road Road / Street in T Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the construction of this building / work / has 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 person until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall 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 Municipal Commissioner for Greater Mumbai :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or its use thereof is not in accordance with the sanctioned plans.
 - a. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 2. The Municipal Commissioner of Greater Mumbai 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 or 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.

The Municipal Commissioner has appointed Shri. Jitendra C. Sidhpura Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

CHE/ES/1289/T/337(NEW)

Further C.C. is now extended up to Full C.C. as per approved amended plan Dated 08-02-2017

Issued on	Valid upto	Remarks
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13/2/2017	18/2/2018	
14/8/2017		Full E.C. as per approved amended plan Dated 18/12/2017



Forward on behalf of Local Authority,
 Municipal Corporation of Greater Mumbai
 Assistant Engineer Building Proposal
 Eastern Suburb T Ward Ward

Origin
 1. Architect
 2. Collector Mumbai Suburban Mumbai District



0185856

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Letter, in full, use form 1042,
and date of this letter.

NW35119 ON 02 07 2014

Integration of Disapproval under Section 3.70 of the Municipal
Municipal Corporation Act, as amended up to date.

Now, let's look at the `get` function.

DISCUSSION

$$10\% \times 200 = 20$$

CE / 5244 / BPES / AT

WELCOMING

WILLIAMS, M. G. 1990. *Journal of Great Lakes Research* 16:135-142.

ISSN 0013-7928/95/0005-0000\$05.00/0

S. H. P. J. Leppanen, B. L. Ballester, Chohan & Others

With reference to your Notice, Item No. 6606 dated 14.11.2013

20. End the plans Sections Specifications and Description and number pages and
 Proposed re-development of residential & commercial building on plot bearing C.T.S. No.
 1173 A, 1173 A 1 to 1173 A 11 of village Mulund (W), Mumbai 400 021
 Details of Your building are:

For the same reason, I have to inform you that I cannot approve of the building work proposed to be started or proceed, and therefore hereby formally inform you under Section 71b of the Building Municipal Corporation Act 24 of 1944 (L) that I disapprove of the work on the

(A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec. 45/69(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 road widening line with foundation below the 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 Regulation No 38(27).
3. That the low lying plot will not be filled up to reduced level of at least 93 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) 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 Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

() That proper gutters and down pipes are not intended to be put to prevent water dripping from 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 observing your attention as to observe the before mentioned directions and instructions, but not otherwise you will be at liberty to proceed with the said building or work at any time before the day of 11.11.2015 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rules, regulations or bye-law made under the Act at the time in force.

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


Executive Engineer, Building Proposals,
Zone, Es - 1117 Warda

SPECIAL INSTRUCTIONS

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

(2) Under Section 60 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 54 of the said Act.

(3) Under Bylaw No. 2 of the Commissioner has fixed the following limits:-

"Every person who shall erect a new domestic building, shall cause the same to be built so that every part of the pitch 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 hereafter to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (150 cms.) of such building."

"(c) Not less than 22 ft. () meters above Tower 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 is earlier. This 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 157 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 351-A about the necessity 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 471(I) (a) of the Bombay Municipal Corporation Act.

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

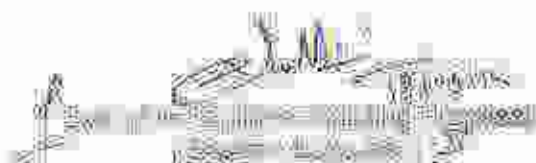
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

MUNICIPALITY OF MUMBAI MAHANAGARPALIKA

No. CE / 5244 / BPES / AT 10 SEP 2024

5. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 456-2000, 13920-1993, 4326 and 1893-2002 as per circular u.no.CE/PO/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
6. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R. before applying for C.C.
7. 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 and the ownership of the setback land will not be transferred in the name of M.C.C.M.
8. 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.
9. That the requirements of N.O.C. of Chief Fire Officer / Reliance Energy Ltd. will not be obtained and the requisition, if any, will not be complied with before occupation certificate / B.C.C.
10. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
11. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, 'T' Ward before C.C.
12. That No dues pending certificate shall not be submitted Asst. Engineer, Water Works, 'T' Ward before C.C.
13. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
14. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.C. shall not be submitted.
15. That the notice under Sec.347 (I)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
16. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
17. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.



18. That the requirement of bye law 4(c) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
19. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
20. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
21. That the development charges as per M.B.T.P. (amendment) Act 1992 will not be paid.
22. That the carriage entrance shall not be provided before starting the work.
23. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
24. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
25. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
26. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
27. That the P.R. Card in the name of owner shall not be submitted before asking for C.C.
28. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
29. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
30. That the relaxation / concessions if any due to hardship for the consumption of Full FSI permissible i.e. maximum potential permissible on the plot shall not be got approved from competent authority before C.C.
31. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
32. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.

33. That the capacity of overhead tank will not be provided as per "P" form issued by department of Hydraulic Engineer and structure design to that effect admitted before requesting to grant commencement certificate.
34. That the phase programmer for infrastructure development will not be submitted and not approved and will not be developed as per phase programmer.
35. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
36. That the requirements as per circular no. CE/PD/12383 of 17.3.2005 shall not be complied with during the execution of work.
37. That the C.C. shall not be asked unless payment of advance for providing treatment of 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.
38. That the N.O.C. from S.G. shall not be submitted.
39. That the board mentioning the name of Architect/Owner shall not be displayed on site.
40. That the debris management plan shall not be submitted to S.W.M. Department & NOC shall not be obtained and submitted to this office.
41. That the necessary remarks for training of rails / construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.) City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
42. That the private pest control agency to give anti-larval treatment on construction site shall not be appointed and conditions of circular u/No.AMC/MS/H/9346/ 29.1.2010 shall not be complied with before asking for C.C.
43. That the permanent attendant for maneuvering of vehicles shall not be appointed.
44. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.

45. That the register U/T shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area base only and abide by the provisions of Maharashtra Ownership Flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act, (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
46. That the debris generated / building material will be dumped within a periphery of 50-60 Mtrs. from mangroves.
47. That the N.C.C. from Ch.Eng (M&E) for the proposed Artificial Ventilation shaft shall not be submitted.
48. That the registered U/T stating that the Owner / Society/ Developer shall not oppose the development of neighbouring plot for their development which may involves open space deficiency shall not be submitted.
49. 1. That as per Circular No.CHE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-a)Ownership document, b)Copies of IOI, CC subsequent amendments, G.C.C., B.C.C. and corresponding canvass 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 L.S. / 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. 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.
50. That the Quarterly Progress Report shall not be submitted by the Architect.
51. That the Registered Undertaking shall be submitted by the owner to comply with all the condition of E.E (T&C)'s NOC and CFO's NOC.
52. Consents from the tenants shall not be submitted of SGM/AGM resolution.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the setback area handed over in the name of M.C.G.M. will not be submitted before asking C.C. beyond 50%.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, overhead tank etc. for maternity home / nursing home user will not be provided and the drainage systems or the residential part of building will not be affected.
2. That some of the drains will not be laid internally with C.I. pipes of adequate size.
3. That the dust bin will not be provided as per C.E.'s circular No. CE/9296/1.1 of 26.6.1978.
4. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
5. That 10 ft. wide paved pathway upto staircase will not be provided.
6. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
7. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C. / B.C.C.
8. That the parking spaces shall not be provided as per D.C. Regulation No. 36.
9. That B.C.C. will not be obtained and L.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
10. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
11. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termines, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.



12. That one set of plans mounted on canvas will not be submitted.
13. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt
15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Inspection Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall not be submitted
17. That the requisitions of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.
18. That the infrastructural works such as, construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
19. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
20. That the Vermiculture bin for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
21. That the NOC from CFO shall not be submitted before asking occupation.
22. That the condition impose in NOC issued by E.E (T&C) shall not be complied with.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Mumbai Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.


Executive Engineer
(Building Proposals) E.S.H

NOTES

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- (1) The work should not be started unless the conditions are satisfactory.
- (2) A certified set of latest approved plans shall be displayed on site at the place of construction during the process of the construction work.
- (3) Temporary permission on payment of deposit should be obtained and shall be used for construction purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing construction 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 and sewerage shall be provided on site workers before starting the work.
- (5) Water connection for construction purposes will not be given until the foundation is constructed and application made to the Ward Officer with the required deposit for the construction of water connection across the road side drain.
- (6) The owner shall intimate the Building Department of his intention to start work within 15 days prior to the date of which the proposed construction work is to be commenced. The water existing in the compound will be utilized for their construction work and they will not use any Municipal Water for construction purposes. Further, it will be provided that Municipal water will not be used for any other purpose except for the construction work and this restriction shall be strictly enforced.
- (7) The building or screen wall for supporting the deposit of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The building shall be made of brick or concrete and shall be demolished after completion of the work. The building shall be demolished without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the matter in obtaining all the objects are approved by the Department.
- (9) The work should be started unless the structural design is approved.
- (10) The work above ground should not be started before the same is shown to this office. Sub-Engineer, waterworks and acknowledgment obtained from him regarding correctness of the plan, space & 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 carry the connection of the road on footpath.
- (12) All the terms and conditions of the approved layout and dimension under No. 10 should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor 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 145 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 access 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 adequate 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 covered with grass having minimum grass cover at the rate of 125 cubic meters per 10 sq. meters below ground.
- (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 the flow of rain water from adjoining holding before starting the work to provide the owner's building.
- (19) No work should be started unless the existing structures proposed to be removed are demolished.

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with any efforts of obtaining No Objection Certificate from the Housing Department and to obtain consent of the Local Authority to the proposed work proceeding with the well. Once the Local Authority has given its consent to the work under Section 337 (1) of the Maharashtra Building Act, 1962, you shall be required to remove the structure proposed to be removed. It shall be taken as a given fact that the structure under which the Intimation of Disapproval is issued and the sanctioned will be removed and the common area shall be granted under Section 48 of the Maharashtra Regional and Town Planning Act, 1962, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to carry out the existing structure by any other means, the same under the provisions of the work as per approved plans should not be taken up unless it is approved by Engineer is satisfied with the following:-
- (a) Since the plans in respect of orientation, orientation, location, height, etc. are not in accordance with the area of occupation, etc.
 - (b) Sufficiently signed agreement between you and the existing owner of the area will be given in the form of a written statement to the proposed structure at Standard 100.
 - (c) Plans showing the phased programme of construction shall be duly approved by the office before starting the work so as not to interfere at any stage of construction the development control. Will consider open spaces, light and ventilation of existing structure.
- (22) In case of exterior work, painting, etc., blocking of existing windows or doors, etc., shall be done only after the work is completed.
- (23) In case of additional floor or work, etc., shall be done in accordance with the provisions of the Building Act, 1962, and the Local Authority shall be satisfied with the work.
- (24) The work should be completed within the time limit of the finished level of the structure shall not be less than 100%.
- (25) The work should be completed within the time limit of the finished level of the structure shall not be less than 100%.
- (26) It is to be understood that the foundations of the structure shall be drawn to hand seal.
- (27) The position of the main and other appliances in the building should be arranged as per the necessary for the laying of drains inside the building.
- (28) The work arrangement must be carried out in strict accordance with the Municipal Building Code.
- (29) No new well, tank, pond, etc., or structure shall be dug or constructed without the prior permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 19-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with rigid hinged covers made of wrought iron plates or hinges. The manholes of all systems shall be covered with a properly fitting manhole cover hinged cast iron cap over it in place, with locking arrangement provided with a bolt and hinge screwed on tightly serving the purpose of a lock and the warning pipes of the filter pressed with screw end or sh pipes (like a garden hose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cover shall be made easily safely and permanently a reasonably providing a firmly fixed non flammable upper ends of the filter should be ear marked and extended 40 cm above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles and not to the use of plate glass for fixing over canopy and wall.
- (32) (a) Ladders should be provided as required by Bye-law No. 8 (b).
- (c) Ladders or Arches should be provided over floor and window opening.
- (d) The drains should be laid as required under Section 234-A (a).
- (e) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional work is to be carried out on old foundations and structures, you will do so at your own risk.

Copy to owner

Shri P. A. H. Lachman
Bhaskar Chaturvedi
of the

For the Municipal Commissioner, Greater Mumbai
Zonal Engineer, Thane District