



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-8464/2021/(2469)/R/C Ward/Eksar
(RC)/IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

Shri. Jayesh V. Doshi, Partner of M/s. Amar Associates

Vinay House, Madhav Kunj, Near Chamunda Circle, Mandpeshwar Road, Borivli (West), Mumbai-400 092.

With reference to your Notice 337 (New) , letter No. 7846 dated. 8/9/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment of building on plot bearing C.T.S. No. 2469, of Village Eksar-N, at 27.40 mt wide S.V.P. Road, Borivli (West), Mumbai- 400 092. CTS/CS/FP No. 2469 furnished to me under your letter, dated 8/9/2021. I have to inform you that, I cannot approve 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 up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 45/69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the work.
- 2 That the notice in form of Annexure XIII of D.C.P.R.-2034 (Work Start Notice) shall not be submitted.
- 3 That this provisional I.O.D. shall be used as an instrument to vacate the occupants of the building, without following due process of law.
- 4 That the consent/agreement with existing tenements along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
- 5 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 Regulation No.37(24) of D.C.P.R.-2034.
- 6 That the low lying plot will not be filled up to a reduced level of at least 27.55 mtr. T.H.D. or 0.15 Mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work

- 7 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 8 That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 9 That the N.O.C. from Collector (M.S.D.)/N.O.C. for Royalty/filling of land shall not be obtained and the requisitions mentioned therein shall not be complied with.
- 10 That the requirements of N.O.C. of i) Reliance Energy/Tata Power ii) S.G. iii) P.C.O. iv) A.A. & C. v) S.P. vi) S.W.D. vii) M.T.N.L. viii) H.E. ix) CFO will not be obtained and the requisitions if any will not be complied with before starting the work.
- 11 That the work shall not be carried out between 6.00 a.m. to 10.00 pm in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 & the provision of Notification issued by Ministry of Environment & Forest Department from time to time shall not be duly observed.
- 12 That all the payments shall not be paid before requesting CC
- 13 That the following consultant shall not be appointed for the work and there appointment / acceptance letter along with their licensed copy, identification and PAN card shall not be submitted before C.C:- a) Structural Engineer b) Site Supervisor c) Lic. Plumber (S.W.D., Water, SP) d) Public health consultant (RWH, P.C.O., S.W.M.) e) Horticulturist shall not be paid before requesting C.C.
- 14 That the remarks, design, planning etc. from the respective consultant shall not be submitted for following:- a) Internal S.W.D. b) Internal drainage work c) Rain Water Harvesting d) Structural design and calculation with plans showing the details for the proposed building and any other consultants if any required.
- 15 That the attested copy of payment of Tax upto date paid to assessment department shall not be submitted.
- 16 That A.E.W.W. N.O.C. for Extra Water Charges and Extra Sewerage Line Charges from (R/Central) ward shall not be paid and No dues Pending Certificate shall be submitted before C.C.
- 17 That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be submitted before C.C. and completion to the same shall not be submitted before O.C.C.
- 18 That the Self-Declaration in respect of installing composting pit / composite machine / bio mechanized system for processing wet waste generated at project site shall be submitted by Developer/ Builder / Owner as per circular no. CHE/00024/GEN dt. 02.04.2016.
- 19 That setback land free of compensation and free of any encumbrance shall not be handed over to M.C.G.M. and Possession Receipt shall not be submitted from Assistant Commissioner of the Ward.
- 20 That the copy of certificate from Advocate confirming that Regd. society on the plot under development as executed Agreement for development of property with Applicant / Developer wherein it has granted consent for development of the project will not be submitted before C.C.
- 21 That the development charges as per M.R.T.P. Act (Amendment) Act 1992 and premium towards OSD and all other requisite premiums shall not be paid before C.C.
- 22 That appointment of private pest control agency for anti-larval treatment shall not be made before requesting for C.C.

- 23 That the private doctor shall not be appointed for treatment of Labour/staff on site before requesting for C.C.
- 24 That incase of no cutting of trees, self-certification by consultant and developer for the same along with plan showing the details of trees on plot duly certified by both licensed surveyor and developer shall not be submitted.
- 25 That the existing structure proposed to be demolished shall not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
- 26 That the requisitions of clause 49(3) & (4) of D.C.P.R. 2034 shall not be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
- 27 That the specifications for development of setback land will not be obtained before starting of construction work and setback land will not be developed accordingly including providing street light and SWD completion work will not be obtained before B.C.C.
- 28 That the Structural Engineer will not be appointed, Supervision memo as per Annexure 5 [DCPR 10(3) (ix)] will not be submitted by him.
- 29 That the Janata Insurance Policy shall not be submitted.
- 30 That the One time P.C.O. charges shall not be paid before asking for C.C.
- 31 That the road setback demarcation shall not be obtained from AE (Survey).
- 32 That the Indemnity bond indemnifying the M.C.G.M. and its officers and specific clause in the sale agreement for a) Against any action pending on existing structure b) Against any legal dispute of plot/ownership c) Damages, risk, accidents etc. & nuisance to occupier & neighbourhood during construction d) that electric meter room, Stilt Portion, society office, fitness centre, letter box room, servants toilet, drivers toilet at podium level, part/pocket terrace shall not be misused in future e) That more height of stilt will not be misused f) Against inconvenience/accident caused due to installation of mechanized stack parking g) inadequate ratio of Car parking h) Deficient open spaces and future development of neighborhood shall not be submitted before CC. i) against any litigations, claims, disputes arising out of Mechanized Parking System / Car Lift arrangement
- 33 That the Registered Undertaking regarding following shall not be submitted before asking for the C.C. agreeing to comply all the conditions mentioned as under: - i) For payment of difference in premium paid and calculated as per revised land rates. ii) For not misusing the part/pocket terraces area and area claimed free of F.S.I if any will not be submitted. iii) For compliance of all I.O.D. conditions shall not be submitted. iv) For not misusing the lift machine room. v) For abiding the conditions imposed in C.F.O N.O.C. vi) For the Mechanized Parking system/car lift shall be equipped with electric sensor devices and also proper precaution and safety measures shall be taken to avoid any mishap/ the damages occurred if any and maintenance of the same shall be done regularly. vii) Mentioning that the area reserved for parkings in Stilt and on podiums shall be used / utilized for the purpose of parking only. viii) Mentioning that the special attendant will be deployed to control the maneuvering and the movement of car between entry and exit gates and at the junctions of mechanized parking system/ car lift ix) that electric meter room, Stilt Portion, society office, fitness centre, letter box room, servants toilet, drivers toilet at podium level, part/pocket terrace shall not be misused in future x) the additional parking spaces will be surrendered to M.C.G.M. free of cost if full F.S.I including fungible is not utilized by way of submitting amended plans.
- 34 That the registered undertaking and indemnity bond regarding following shall not be submitted before asking for the C.C. mentioning that the clauses will be incorporated in the sale agreement of

prospective buyers/members stating: - i) 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. ii) That the buyer / member agrees for no objection for the neighbourhood development with deficient open space in future. iii) That the buyer / member will not be held M.C.G.M. liable for failure of mechanical parking system/ car lift in future. iv) electric meter room, Stilt Portion, society office, fitness centre, letter box room, servants toilet, drivers toilet at podium level, part/pocket terrace shall not be misused in future v) For abiding the conditions imposed in C.F.O N.O.C. vi) that the area reserved for parkings in Stilt and on podiums shall be used / utilized for the purpose of parking only.

- 35 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 36 That the valid Bank Guarantee of Rs. 12,50,000/- shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/Debris Management Plan approved by SWM department of M.C.G.M., till grant of full Occupation Certificate.
- 37 That the S.W.M. N.O.C. shall not be submitted before start of demolition of existing building.
- 38 That all the conditions in the N.O.C. u.no. 009493/2021/R/C/WSII Dated 16.12.2021 from SWM department obtained online in response to application under no. P-8464/2021/(2469)/ R/C Ward/Eksar (RC)-SWM/1/NEW, dated 13.12.2021 to transport & deposit /dump / level the C & D Waste at only designated unloading site – S. No. 89/2, Moje Davle, Tal. Thane, Dist. Thane & validity 07.09.2022 shall not be complied with.
- 39 That the probable quantity of C & D Waste should not be indicated in advance prior to commencement of work. That C & D waste of large scale above 20MT shall not be disposed of as per waste management plan approved online and as per construction and demolition waste management rules 2016. In case the quantity is within 20 MT for small generation of the C & D waste shall not be disposed of in accordance with the "debris on call system" details there of shall not be submitted to that effect.
- 40 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 41 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the I.O.D. & the work will not be liable to be stopped immediately.
- 42 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent/N.O.C. of the land owner.
- 43 That C&D Waste of large scale above 20MT shall not be disposed of as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 44 That in the event the consent given by the disposal site owner/authority is revoked for any reasons, and/or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced.
- 45 That any officer of M.C.G.M. / Monitoring Committee shall not be entitled to inspect the record of grant

of I.O.D, visit & inspect landfill sites, as well as, M.C.G.M. Officers/ Monitoring Committee shall not be entitled to bring to the notice of M.C.G.M. any breach in the I.O.D. conditions. The order passed by M.C.G.M. on the reported breaches shall not be final & binding.

- 46 That the bore well shall not be constructed in consultation with Hydraulic Engineer.
- 47 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 48 That the RUT shall not be submitted stating that during COVID-19 pandemic situation all guidelines from Central Govt. /State Govt./M.C.G.M. will be strictly followed on construction sites.
- 49 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 50 That in breach of any of the above said conditions; this approval is liable to be revoked.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

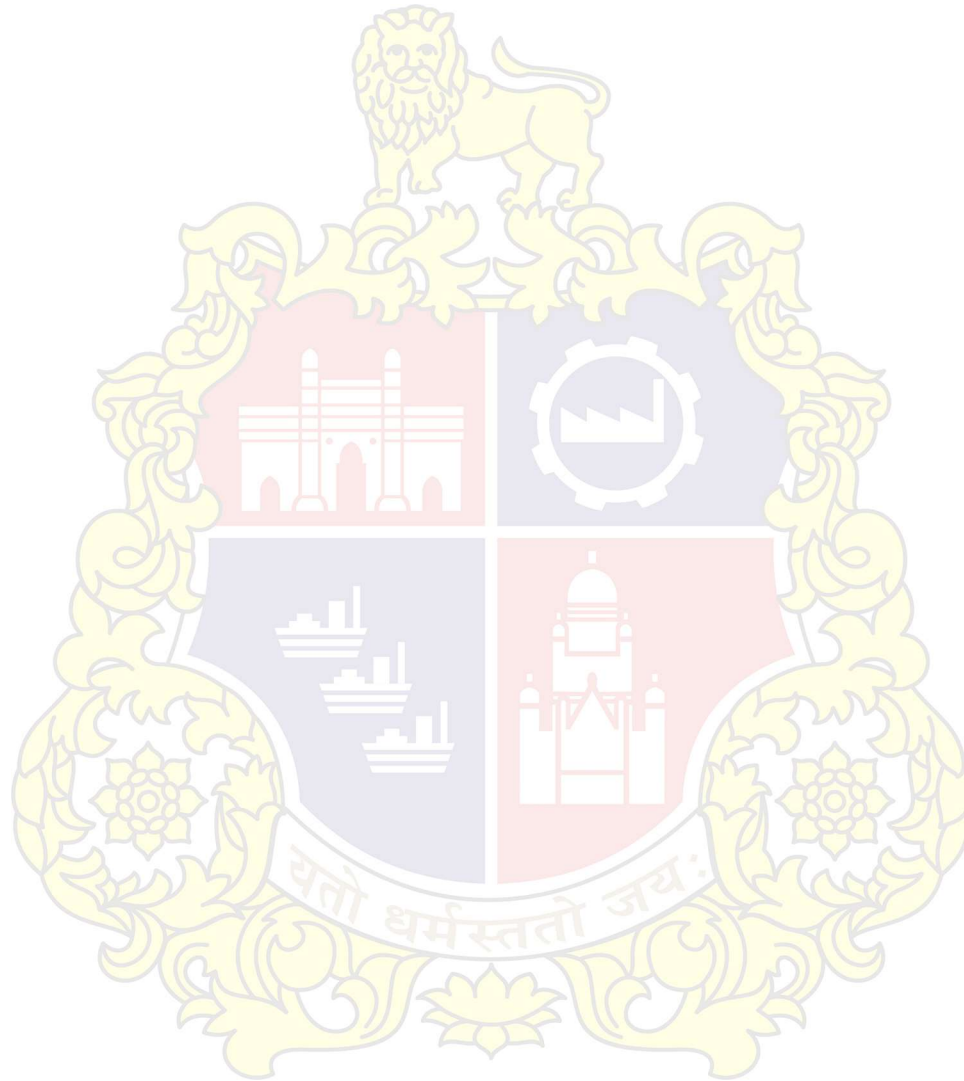
- 1 That the plinth/stilt height completion certificate from Architect / Structural Engineer / Site Supervisor shall not be submitted and plinth shall not be got checked by this office staff before asking for F.C.C. beyond plinth.
- 2 That all the requisite payments intimated by various departments of M.C.G.M. shall not be paid.
- 3 That the NOC from AAI will not be submitted for the proposed building under reference before asking for F.C.C. beyond plinth.
- 4 That the periodical Material testing report shall not be submitted
- 5 That the monthly progress report of the work will not be submitted by the Architect.
- 6 That the revalidated Janata Insurance Policy shall not be submitted.
- 7 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 care 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.
- 8 That the notice in the form of Annexure-14 of D.C.P.R.-2034 (Intimation of completion of plinth by site supervisor) shall not be submitted.
- 9 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.
- 10 That in the event setback is not handed over then at F.C.C., area equivalent to the area of Setback shall not be restricted till such area is handed over or as per circular issued from time to time.
- 11 That the extra water and sewerage charges shall not be paid and requisite No Due pending certificate of Asst. Engineer (Water Works) shall not be submitted.
- 12 That the all conditions mentioned in amended plan approved time to time shall not be complied with.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the dust bin shall not be provided as per the direction of A.H.S. R/Central ward.
- 2 That some of the drains shall not be laid internally with C.I.
- 3 That the surrounding open spaces, parking spaces and terrace as per approved shall not be kept open.

- 4 That final N.O.C from concern authorities / empanelled consultant for a) E.E. (S.W.D.) b) Sewerage c) Water works d) C.F.O. / Firefighting provisions e) Tree authority f) Hydraulic engineer g) A.A. & C. (R/ Central) Ward h) Rain Water Harvesting completion i) Lift completion certificate from Lift Inspector j) Parking k) Car lift shall not be submitted before Occupation.
- 5 That Site Supervisor certificate for quality of work along with upto date Lic. copy and completion of the work shall not be submitted in prescribed format.
- 6 That the P.R. card in the name of M.C.G.M. for road setback handed over shall not be submitted.
- 7 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 8 That the sample agreement with prospective buyers/members shall not be submitted with clauses stating i) 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. ii) That the buyer / member agrees for no objection for the neighbourhood development with deficient open space in future. iii) That the buyer / member will not be held M.C.G.M. liable for failure of mechanical parking system/ car lift in future. iv) electric meter room, Stilt Portion, society office, fitness centre, letter box room, servants toilet, part/pocket terrace shall not be misused in future v) For abiding the conditions imposed in C.F.O N.O.C. vi) that the area reserved for parkings in Stilt and on podiums shall be used / utilized for the purpose of parking only, before submission of O.C.C./B.C.C.
- 9 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.
- 10 That the P.R.C. in the name of society shall not be submitted before O.C.C.
- 11 That all the payments shall not be paid.
- 12 That the dry and wet garbage shall not be separated and wet garbage generated in the same building shall not be treated separately on the same plot by resident/occupants of the building in jurisdiction of M.C.G.M. the necessary conditions in sale agreement to that effect shall not be incorporated by Developer/Owner.
- 13 That 3.00mt wide paved pathway upto staircase shall not be provided.
- 14 That the name plate/board showing Plot No., Name of the Bldg. etc. shall not be displayed at a prominent place.
- 15 That the carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 16 That terraces, sanitary blocks, nahanis in kitchen shall not be made Water proof and same shall not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test shall not be done in presence of licensed plumber.
- 17 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design final plan shall not be submitted.
- 18 That completion plans shall not be submitted along with Notice of Completion of work u/sec. 353 A of M.M.C. Act for work completed on site.
- 19 That the Completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH completed scheme on the site shall not be uploaded on RWH tab in online AutoDCR system.

- 20 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 if applicable.
- 21 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.
- 22 That the Drainage completion certificate from approved license plumber as per EODB for house drains shall not be submitted & got accepted.



() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves 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 said building or work at anytime before the 15 December day of 2022 but not so as to contrivance 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.

**Executive Engineer, Building Proposals,
Zone, Wards.**

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 as 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 center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than 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 ft. ([!TownHall]) 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.

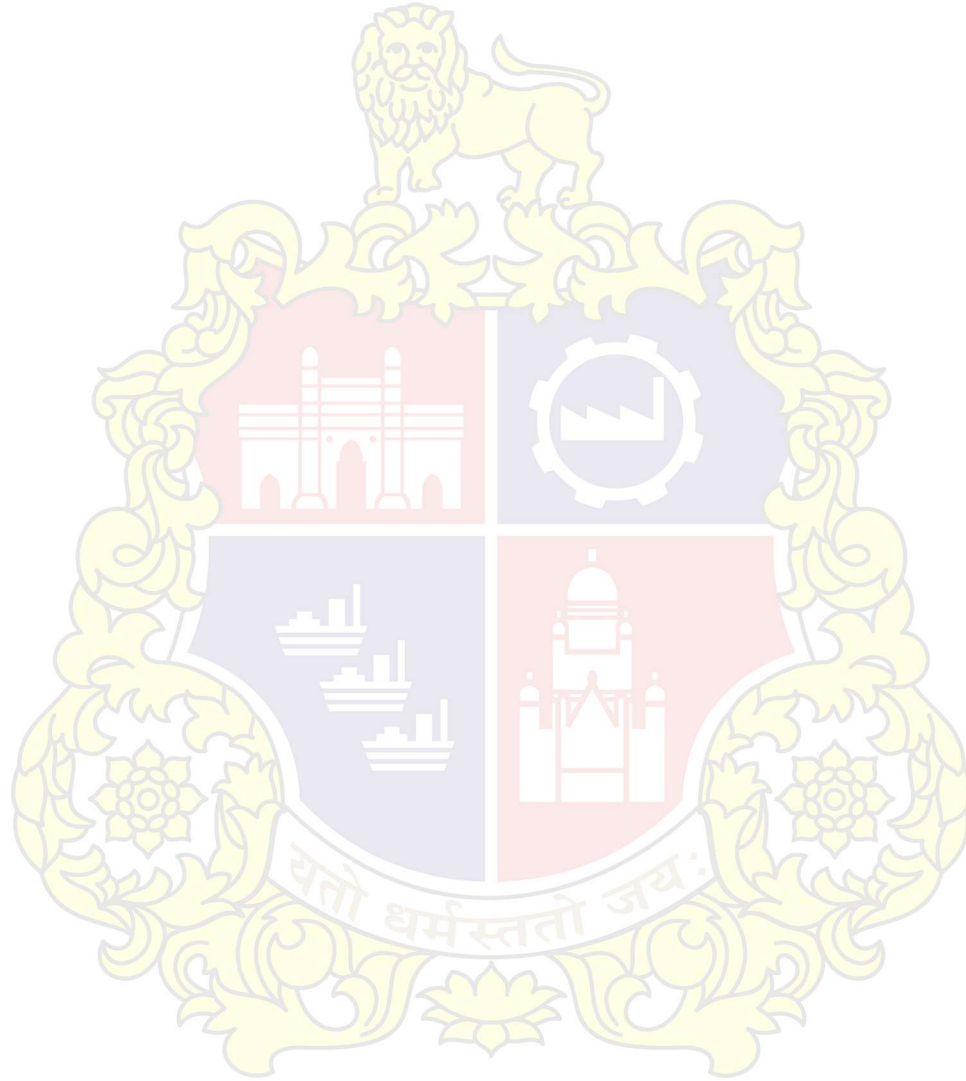
5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance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

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



No. EB/CE/

/BS

/A/

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 the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction 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 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 hoarding is constructed and application made to the Ward Officer 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 utilised 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 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 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 and footpath.

- 12) All the terms and condition 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 purpose) 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 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 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 broke glass pieces at the rate of 12.5 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) The 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 breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned 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 be negotiations with the tenant, 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 evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions 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.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise 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 less than 1.20 Mt.and not more than 1.80 mt.
- 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 nahanis 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 nut 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 made of wrought iron plates or hinges. The manholes of all cisterns 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 highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows 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 on old foundations and structures, you will do so as your own risk.

**Executive Engineer, Building Proposals
Zones wards.**

P-8464/2021/(2469)/R/C Ward/Eksar (RC)/IOD/1/New

Copy To :- 1. Saurabh\$Suhas\$Borole
D-63/B, Vyomesh, Gr. Floor, Behind Swami Narayan Mandir, Opp. Gokul Hotel, Off. S.V.P. Road,
Gymkhana Road, Borivali (West)

2. Asst. Commissioner R/C Ward.
3. A.E.W.W. R/C Ward,
4. Dy.A & C. Western Suburb II
5. Chief Officer, M.B.R. & R. Board R/C Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) R/C Ward ,
7. The Collector of Mumbai

