



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. P-7489/2021/(65)/S
Ward/TIRANDAZ/IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

M/s. Ranc Developers C.A. to Leo House Cooperative Housing Society Ltd.

2007 Jamaica CHS, Nahar Amit Shakti, Sector R 12, Chandivali Farm Road, Chandivali, Mumbai
400 072

With reference to your Notice 337 (New) , letter No. 9127 dated. 24/5/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment on plot bearing CTS no. 65 situated at village Tirandaz, Powai, Mumbai, 400076 CTS/CS/FP No. 65 furnished to me under your letter, dated 24/5/2021. 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 a Janata Insurance policy or policy to compensation claims arising out of Workman's Compensation Act, 1923 will not be taken out before stating the work and will not be renewed during the construction of work.
- 2 That the requisition of clause 49 of DCPR-2034 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.
- 3 That the bore well shall not be constructed in consultation with H. E.
- 4 That the work shall not be carried out between 6.00 am to 10.00 pm as per circular u/no Ch.E./DP/7749/Gen at 07.06.2016.
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C consultant etc.
- 6 That existing structure shall not be demolished under the supervision of registered structural engineer and by not taking necessary measures from safety point of view as per the relevant IS Codes.
- 7 That the specific NOC from concerned department /S.W.M department shall not be obtained in dumping ground court case order dated 15.03.2018 in Hon'ble Supreme Court of India. (S.L.P CIVIL

No :- D23708/2017) before start of work and bank guarantee is not submitted.

- 8 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C office shall not be submitted
- 9 That the mobile toilets shall not be provided at site to keep proper sanitation as per Circular u/no. CHE/DP/27391/Gen dt. 07.01.2019.
- 10 That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C. .
- 11 That the Commencement Certificate under Sec.44/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
- 12 That the compound wall is not constructed on all sides of the plot clear of 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.
- 13 That the qualified Registered Site Supervisor through Architect / Structural Engineer will not be appointed. Supervision Memo as per Appendix-XI (Regulation 5 (3) (ix) will not be submitted by him.
- 14 That the Structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity to the soil strata will not be submitted before C.C. and work will not be got done as per said design.
- 15 That the Sanitary arrangements shall not be carried out as per Municipal Specifications and drainage layout will not be submitted before C.C.
- 16 That All Dues Clearance Certificate from A.E.W.W. 'S Ward shall not be submitted before issue of C.C.
- 17 That the fresh Tax Clearance Certificate from A.A. & C 'S' Ward shall not be submitted
- 18 That the work shall not be carried out between 6.00 am to 10.00 pm only in accordance with rule 5A(3) of the Noise Pollution (regulation & control) Rules, 2000 7 the provision of notification issued by Ministry of Environment & Forest Dept. from time to time shall be duly observed.
- 19 That the G.I.Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
- 20 That the precautionary measures to avoid nuisance duct to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
- 21 That the Registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
- 22 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 23 That the Registered Undertaking towards following shall not be submitted before CC : a) In prescribed pro-forma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C. (b) For agreeing to pay difference in premium paid and calculated as per revised land rates. (c) Registered Undertaking against misuse of pocket terrace / part terrace / stilt (d) For minimum Nuisance during construction activity.

- 24 That the NOC / Remarks from concerned authorities / empaneled consultants for : a) Tree Authority b) Electric supply company c) Hydraulic Engineer d) S.W.D. e) Sewer Line f) Collector of Mumbai for excavation shall not be submitted.
- 25 That the Indemnity Bond that indemnifying the corporation for following before asking C.C (a) Damages, risk, accident etc. and to the occupiers. (b) Disputes, litigations, claim arising out ownership of plot shall not be submitted. (c) Compensation / liabilities if any that may arise in future by closure of the activity on plot under reference. (d) any mishap / accident while demolition / construction of the building € For ownership / dispute regarding post office.
- 26 That the Premium / deposit as follows will not be paid: a) Condonation of deficient ventilation shaft, b) Staircase / Lift area benefit (c) Development charges as per M.R.& T.P. (Amendment) Act,1922), (d) Insecticide charges, (e) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'S'-Ward, (f) Fungible FSI.
- 27 It is not noted date if any untoward incidence / accident happens on the site, during the demolition / construction of bldg. the entire responsibility will rest with developer / architect; MCGM & its officers shall not be held responsible in any way.
- 28 That the PR card in the Name of Owner shall not be submitted before asking CC beyond 75% of permissible FSI.
- 29 That undertaking cum indemnity bond from owner stating that they have not received any notice from ULC Authority for handing over / acquiring the land under reference to ULC authority under any section of ULC&R Act shall not be submitted.
- 30 That the registered undertaking from owner stating that they shall not claim any FSI of the encroached portion of the plot at any stage shall not be submitted
- 31 That the undertaking from owner stating that they will not object to the development of the neighbouring building in future shall not be submitted
- 32 That the owner shall not include a clause in the sale agreement with the prospective buyer stating that the proposed building under reference is being constructed with deficient open space.
- 33 That the no dues pending certificate from A.E Water works "S" ward shall not be submitted.
- 34 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.
- 35 That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
- 36 That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall be abided by the developer as per RUT submitted.
- 37 That the PRC in the name of owner should not submitted before asking CC beyond 75% of permissible BUA.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth/ still height not be got checked by this office staff.
- 2 That Civil Aviation NOC shall not be submitted.
- 3 All the payments as intimated by various departments of MCGM shall not be paid.

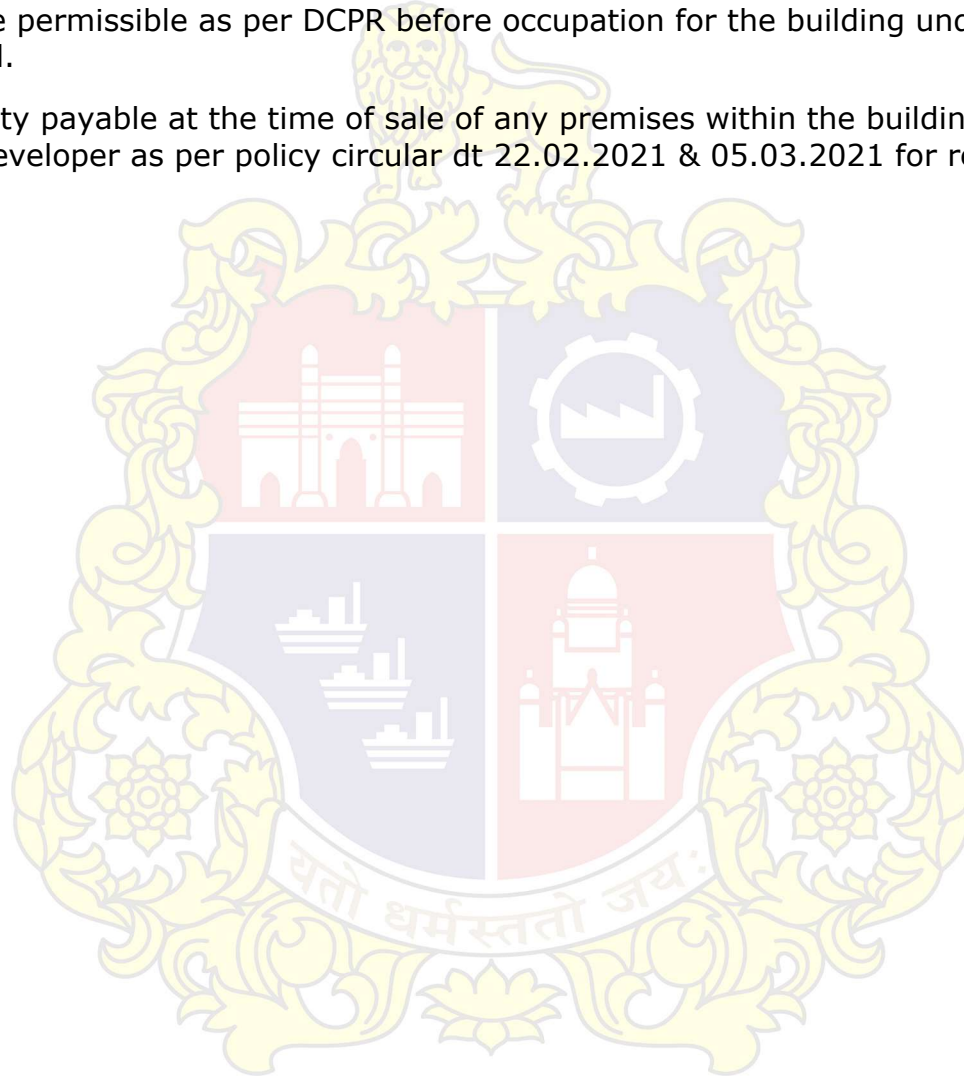
- 4 That the Material testing report shall not be submitted.
- 5 That the yearly progress report of the work will not be submitted by the Architect.
- 6 That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 7 That the PRC in the name of owner should not be submitted before asking CC beyond 75% of permissible BUA.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the top most elevation of the building is not certified by Airport Authority of India /GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C.
- 2 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 3 That Fitness Centre permissible as per DCPR before occupation for the building under reference shall not be constructed & shall be handed over to society.
- 4 That the dry and wet garbage shall NOT be separated and the wet garbage generated in the building shall NOT be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. & the necessary condition in Sale Agreement to that effect shall NOT be incorporated by the Developer/ Owner.
- 5 That the dust bin will not be provided.
- 6 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 7 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 8 That the name plate /board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 9 The carriage entrance shall not be provided as per design or registered structural engineer and carriage entrance fee shall not be paid.
- 10 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 licensed plumber.
- 11 That final N.O.C. from concerned authorities / empanelled consultants for a)S.W.D .b) Parking c)Roads d)Seweragee) Water Works f)CFO / Fire Fighting Provisions g)Mechanical Ventilation h)Tree authority i)Hydraulic Engineer shall not be submitted before occupation.
- 12 The Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 13 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.
- 14 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in

prescribed format.

- 15 That water available from rain water harvesting shall not be used for toilet flushing.
- 16 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
- 17 That the Vermiculture bins for disposal of wet waste as per 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.
- 18 That the Final Structural Stability Certificate and Structural Drawings shall not be submitted.
- 19 That Society Office permissible as per DCPR before occupation for the building under reference shall not be constructed.
- 20 That the stamp duty payable at the time of sale of any premises within the building in future shall not be borne by the developer as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium.



() 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 11 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.

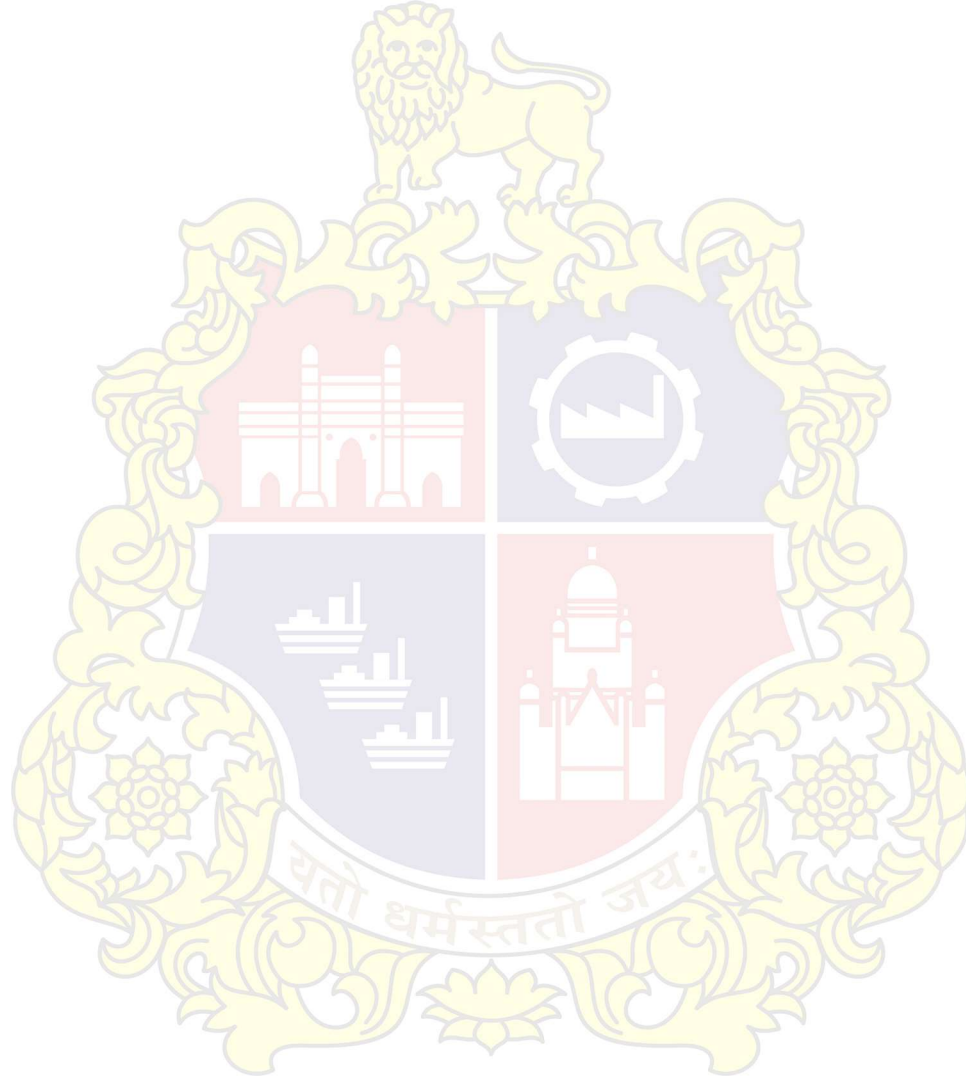
5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance 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-7489/2021/(65)/S Ward/TIRANDAZ/IOD/1/New

Copy To :- 1. Hemant Shamkant Bhavsar
101/102, Samriddhi Apartments,
Off Ganesh Gavade Road,Behind Vijaya bank, Mulund (W)
Mumbai- 400080

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

