



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CE/8215/WS/AK/IOD/1/NEW

MEMORANDUM

Municipal Office,
Mumbai

To,

Mr. Chirag Ashok Shah, partner and authorized representative of M/s. Amey Realty & Construction LLP

GB Shivchhaya, Sir M.V. Road, Andheri (East), Mumbai-400 069.

With reference to your Notice 337 (New) , letter No. 337 dated. 1/9/2018 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed development of "Maternity Home" Reservation on land bearing C.T.S. No. 182/C, 182/D & 182//E of Village Mogra, Taluka. Andheri , M.S.D., at Andheri (East) Mumbai. CTS/CS/FP No. 182/C, 182/D & 182/E furnished to me under your letter, dated 1/9/2018. 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 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work willnot be submitted before starting the work and his requirements will not be complied with.
- 3 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work.
- 4 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, termites, fixtures, joints in drainage pipes etc.and that the workmanship is found very satisfactory shall not be submitted.
- 5 That the low lying plot will not be filled upto a reduced level of atleast 28.04 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.

- 6 That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.)/ E.E.S.W.D. of W.S. before submitting B.C.C
- 7 That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 8 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 9 That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking 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
- 10 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 11 That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.C.
- 12 That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 13 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 14 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] K.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 15 That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 16 That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/E Ward] shall not be submitted before applying for C.C.
- 17 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 18 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 19 That the requisite premium as intimated will not be paid before applying for C.C.
- 20 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 21 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will no
- 22 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 23 That the soil investigation will not be done and report thereof will not be submitted with structural design.

- 24 That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 25 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 26 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 27 That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 28 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/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.
- 29 That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.
- 30 That the N.O.C. from E.E.[T&C] or parking consultant for parking layout in the basement / podium shall not be submitted.
- 31 That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 32 That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 33 That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/East].
- 34 That the N.O.C. from E.E. Mech. or mechanical consultant for the provision of artificial light, ventilation shall not be submitted.
- 35 That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 36 That the necessary remarks for construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 37 That the debris removal deposit of Rs. _____will not be paid before further C.C.
- 38 That the N.O.C. from Collector – M.S.D. for excavation of land shall not be submitted.
- 39 That the labour welfare cess as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 40 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time

to time by the department of building & other construction labours, Government of Maharashtra.

- 41 That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.
- 42 That the R.U.T. shall not be submitted by the developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats.
- 43 That the demarcation of plot boundary carried out by D.I.L.R. and M.R. Plan to that effect shall not be submitted.
- 44 That the work shall not be carried out between sunrise and sunset between 6.00 am to 10 pm only in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed. (as per circular No. ChE/DP/7749/Gen dtd. 07.06.2016).
- 45 That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents. a) Ownership documents. b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans. c) Copies of Soil Investigation Report. d) RCC details and canvas mounted structural drawings. e) Structural Stability Certificate from Lic. Structural Engineer. f) Structural audit reports. g) All details of repairs carried out in the buildings. h) Supervision certificate issued by Lic. Site Supervisor. i) Building Completion Certificate issued by Lic. Surveyor / Architect. j) NOC and Completion Certificate issued by C.F.O. k) Fire safety audit carried out as per the requirement of C.F.O. l) For incorporating remaining existing tenants in future amendments.
- 46 The above documents 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, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.
- 47 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 shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 48 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 49 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, as per the circular No. CHE/DP/00024/GEN dt.02.04.2016.
- 50 That the copy of an agreement either providing a permanent alternate accommodation is a newly constructed building or a settlement arrived at by the between the tenants and/or occupiers and the landlord in respect of the building demolished by MCGM after following due process of law and where

notice action under Section 354 of MMC Act is initiated is not submitted by the owner/ developer before requesting for Plinth C.C.

- 51 That the self declaration form in respect of construction and demolition debris management plan and installation composting pit/composting machine / bio mechanization system for processing of wet waste generated at project site shall not be submitted.
- 52 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
- 53 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 54 10. a)for compliance of all I.O.D. conditions.
- 55 10. b) for agreeing to hand over the setback land to MCGM free of compensation. and to hand over the reservations affecting land u/r in lieu of TDR free of any encumbrances. And agreeing not to serve purchase notice.
- 56 10. c) Mentioning that meter cabin, Stilt Portion, podium, society office, servants toilet, part/pocket terrace, fitness center, shall not be misused in future
- 57 10. d) agreeing to pay the difference in premium paid and calculated as per revised land rates
- 58 10. g) Mentioning that the Workers employed on site shall be covered under workmen compensation policy till completion of the work and abiding the clauses / sections of building and other construction workers (regulation of employment and conditions of service Act 1996 and Rules framed therein time to time and being in force.
- 59 10. i) agreeing to comply the terms and conditions of notification from Govt. of Maharashtra regarding 0.50 FSI and consent of society/occupants for utilization of 0.50 F.S.I. on prorata basis
- 60 10. j) stating that member/prospective buyers shall be made aware about utilization of Fungible F.S.I. and clause to that effect will be incorporated in the flat sale agreement.
- 61 10. K. i) For the Mechanized Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and safety majors shall be taken to avoid any mishap and maintenance of the same shall be done regularly.
- 62 10. K. ii) Mentioning that MCGM will not be held liable for the damages occurred due to flooding in parking pit if any.
- 63 10. K. iii)Mentioning that the area reserved for parking shall be used / utilized for the purpose of parking only.
- 64 10. K. iv) Mentioning that the special attendant will be deployed to control the maneuvering and the movement of car between entry and exit gates and between entry and exist to the lifts, at the junctions of mechanized parking system.
- 65 10. M) Mentioning that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-
- 66 10. m) a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
- 67 10. m) b.That the buyer / member agree for no objection for the neighbourhood development with

deficient open space in future

- 68 10. m) c. That the buyer / member will not held M.C.G.M. liable for failure of mechanical Parking system / car lift in future.
- 69 10. m) e. That there is inadequate maneuvering space of car parkings and buyer / member will not make any complaint to M.C.G.M. in this regard in future.
- 70 10. n) Mentioning that the standby arrangement of generator / alternative electric power supply requisite capacity shall be made in case of failure of electric supply.
- 71 10. o) Agreeing that there is no any contiguous holding / piece of land with land under development.
- 72 10. r) Mentioning that the society office shall be handed over to the proposed / existing society
- 73 10. s) Mentioning that the additional parking spaces will be surrendered to MCGM free of cost if full FSI including fungible is not utilised by way of submitting amended plans.
- 74 11. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 75 12. That the Indemnity Bond indemnifying the Corporation and its officers
- 76 a) against damages, risks accidents etc. to the occupiers and an undertaking regarding no nuisance during construction.
- 77 b) against any litigation, claims, disputes arising out the proposed inadequate size of rooms
- 78 c) against nuisance due to leakage from toilets above shops/ habitable rooms.
- 79 d) against inconvenience caused due to installation of mechanized stack parking
- 80 That the prior permission from the National Board of wildlife shall not obtained for the development/construction work as per the letter from Dy. Forest Conservator, Thane Forest Division vide letter dtd. 09.04.2021, as the land u/r. falls within 10.00 K M buffer from the boundary of ECO-Sensitive Zone of Thane Creek Flamingo Sanctuary.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

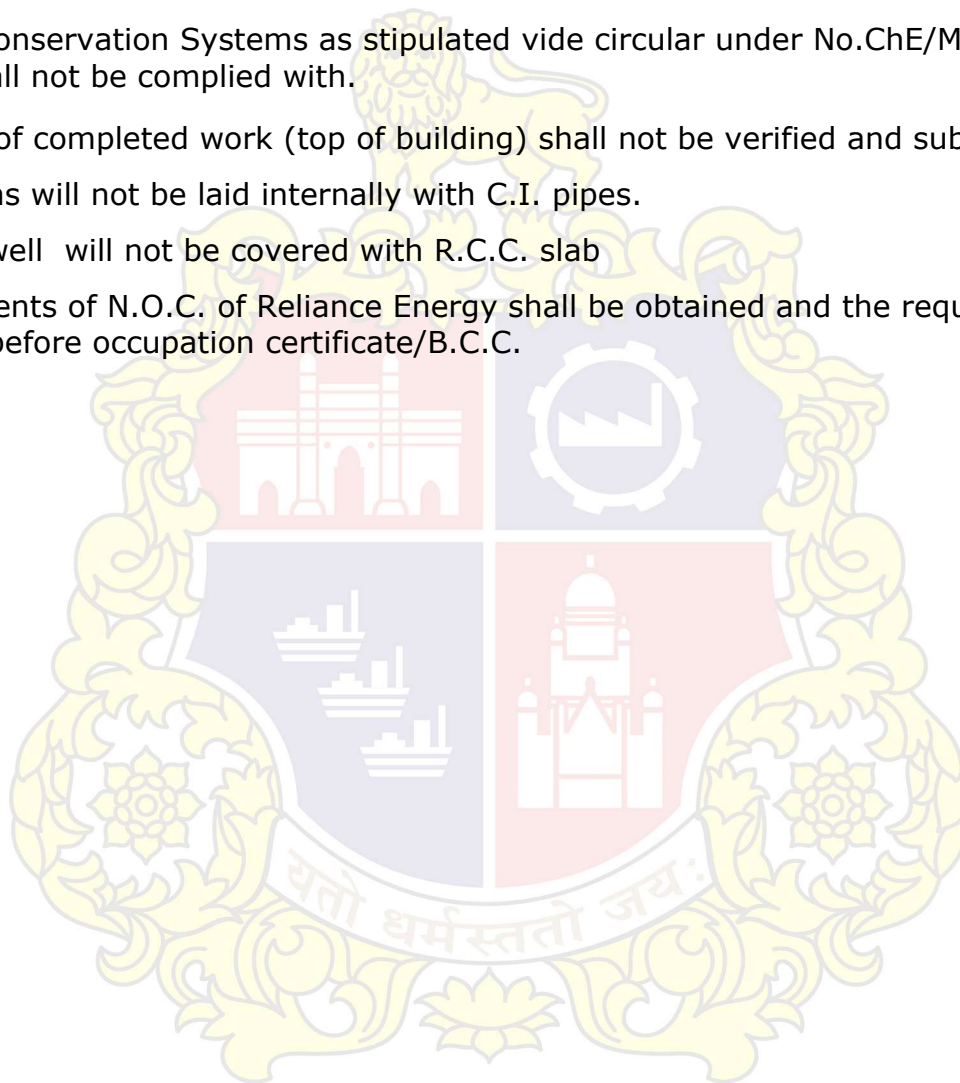
- 1 That the extra water and sewerage charges shall be paid to Asst.Engineer, Water Works, before C.C.
- 2 That adequate care in planning, designing and carrying out construction shall be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
- 3 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.
- 4 That the elevation treatment plan shall not be submitted & got approved.
- 5 That the design of road crust and construction of roads upto sub base level shall not be submitted.
- 6 That carriage entrance shall not be provided.
- 7 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 8 That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- 9 That the parking spaces shall not be provided as per D.C.Regulation No.36.

- 10 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 11 That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of
- 12 That the N.O.C. from A.A. & C. [K/East] shall not be submitted.
- 13 All the dues including extra water charges, sewerage charges shall not be paid.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That 10 ft.wide paved pathway upto staircase will not be provided.
- 2 That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C.whichever is earlier.
- 3 That the Final structural Stability Certificate and Structural Drawings shall not be submitted.
- 4 2. That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years.
- 5 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
- 6 That the dust bin will not be provided.
- 7 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 8 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 9 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 10 That the betterment charges/lucrative premium for town planning plots will not be paid in respective ward office and certificate/receipt will not be submitted before O.C./ BCC.
- 11 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 12 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 .
- 13 That final N.O.C. from concerned authorities / empanelled consultants for a)S.W.D. b)Parking c)Roads d)Sewerage e)Water Works f)CFO / Fire Fighting Provisions g)Mechanical Ventilation h)Tree authority i)Hydraulic Engineer shall not be submitted before occupation.
- 14 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 15 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 .
- 16 That the Final structural Stability Certificate and Structural Drawings shall not be submitted.
- 17 That the Drainage Completion Certificate shall not be submitted.

- 18 That the Lift Inspector's completion certificate shall not be submitted.
- 19 That the structural stability certificate shall not be submitted
- 20 That the Site Supervisor's completion certificate shall not be submitted.
- 21 That the smoke test certificate shall not be submitted.
- 22 That the water proofing certificate shall not be submitted.
- 23 That the N.O.C. from A.A. & C. [K/ East] shall not be submitted.
- 24 That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 25 That the Energy Conservation Systems as stipulated vide circular under No.ChE/M&E/1063 dt.16/06/2008 shall not be complied with.
- 26 That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.
- 27 That some of drains will not be laid internally with C.I. pipes.
- 28 That the existing well will not be covered with R.C.C. slab
- 29 That the requirements of N.O.C. of Reliance Energy shall be obtained and the requisitions, if any, shall be complied with before occupation certificate/B.C.C.



- () 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 18 August 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 is further drawn to the provision of Section 353-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.

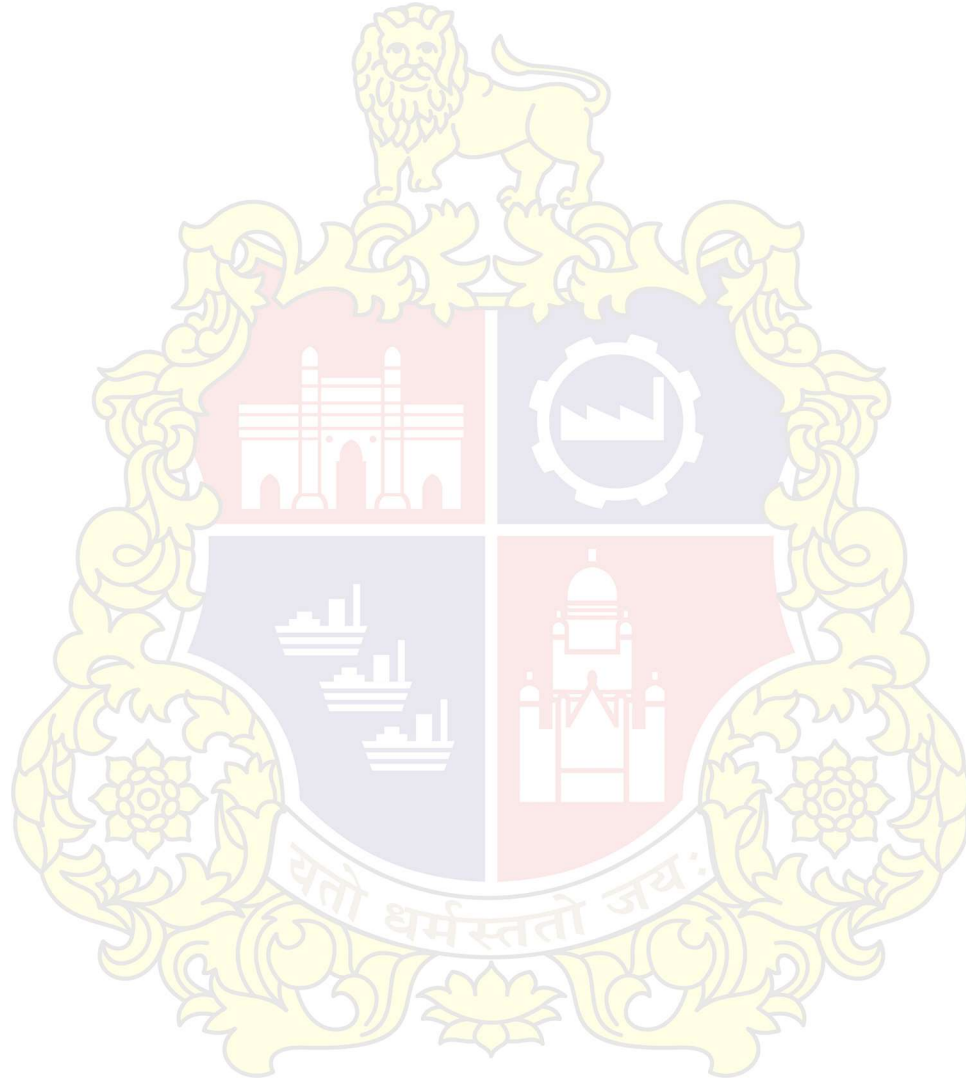
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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 an 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 proceeds 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 f 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 with drawn.
- 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 exceeding 1.5 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.**

CE/8215/WS/AK/IOD/1/NEW

Copy To :- 1. TARANATH MAHALINGA SHETTY
NO.1 Popular Apt. 37 Tagore ,road Laxmi Narayan Temple, Opp. Laxmi Narayan Temple, Santacruz

(West)

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

