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BRIHANMUMBAI MANAHAGARPALIKA

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

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- That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
38. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
39. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
40. That the N.O.C. from Insecticide Officer shall not be submitted.
41. That the board mentioning the name of Architect/Owner shall not be displayed on site.
42. That the debris management plan shall not be submitted to S.W.M. Department.
43. That the registered U/T shall not be submitted by owner / developer / builder to sale the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats (Regulation of promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date. Indemnity Bond indemnifying M.C.G.M. and its officers from any legal complications arising due to MOFA shall not be submitted.
44. That the Regi.undertaking shall not be submitted by owner stating that they will not object neighboring plot which may involve open space deficiency.
45. That the registered U/T stating that owner / developer will not object in future for development of adjoining plot whenever they came forward for development, which may involve deficient open space and the clause to that effect will be incorporated in sale agreement
46. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
47. That the registered U/T stating that areas reserved for parking shall be used / utilized for the purpose of parking only shall not be submitted.
48. That the registered U/T indemnifying MCGM against any litigation arising out of hardship to user in case of failure of mechanized system / nuisance due to mechanical system / to the building under reference to the adjoining wing / building shall not be submitted.
49. That the registered U/T stating that the mechanical parking system shall be equipped with electric sensor and also proper precaution and safety reasons shall be taken to avoid any mishap and the damages occurred due to flooding in lift, if any and maintenance of mechanized parking system shall be done regularly and registered undertaking and indemnity bond that effect shall not be submitted.
50. That as per Circular No.ChE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall not compile and preserve the following documents :-
 a)Ownership document, b)Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.

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The above documents / plans shall not be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should not be handed over within a period of 90 days after granting Occupation Certificate.

51. 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 effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.

52. That the contribution charges as per T.P. remarks u/no.ChE/247/TPS/R dt.27.6.2013 shall not be paid.

53. That copies of IOD shall be submitted to MHADA and acknowledgement copy of the same shall not be submitted

54. That the approval of Registrar of C.H.S. Ltd. for redevelopment as per Govt. of Maharashtra circular dated 03/01/2009 shall not be submitted.

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

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

2. That the copy of last Assessment paid bill shall not be submitted.

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

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.

2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.

3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.

4. That 10 ft. wide paved pathway upto staircase will not be provided.

5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.

6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.

7. That the parking spaces shall not be provided as per D.C.Regulation No.36.

8. 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 from the date of its payment.

9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

Signature
28/11/14
S.E.(B.P)

Signature
A.E.(B.P)

Signature
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