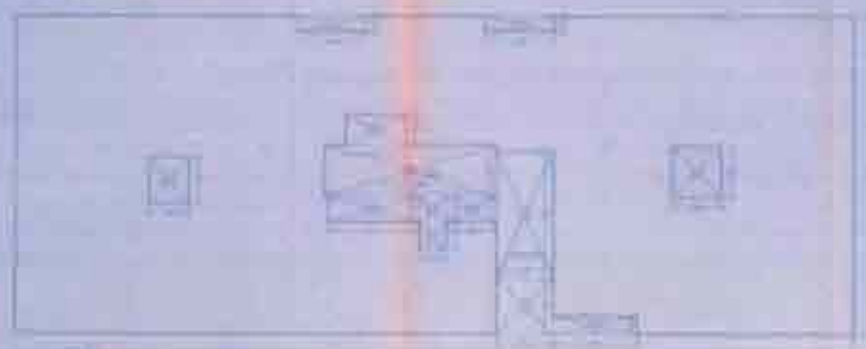




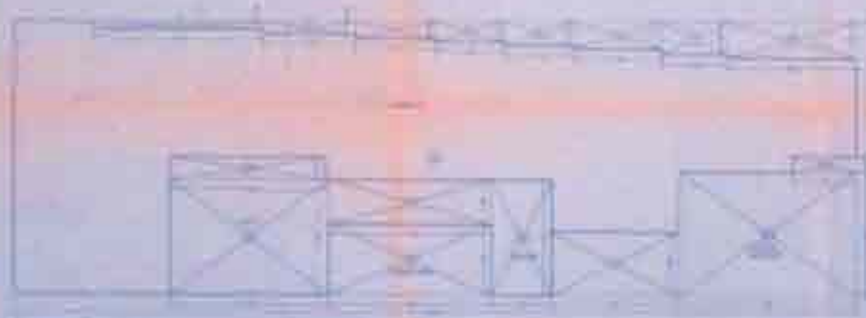
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Architectural drawing of a building plan.

Form 88

In replying please quote No.
and date of this letter.

H
N.Y.D. Waco

COPY FORWARDED TO WARD
THROUGH S.A.P. ON DT:- 21/1/15

Municipal Corporation of Mumbai
Municipal Corporation Act, as amended up to date

N.Y.D. Waco
PLAN CLERK (H)

HCBP (WSJ)

No.: CHE/WS/1204/H/337 (NEW)

2 JAN 2015

MEMORANDUM

Municipal Office

Mumbai

Shri Asad Ibrahim Shaikh, Director of M/s. Ashirwad Build Home Pvt. Ltd., C/A to Summer Queen
CHSL Ltd.

With reference to your Notice, letter No. 1469, dated 11/1/2015 and delivered on
20/1/2015 and the plans, Sections, Specifications and Description and further particulars
and details of your residential building on plot bearing CTS No. H/535, 536 & 537 of Village Bandra,
Santeruzz (W), Mumbai, furnished to me under your letter, dated 20/1/2015. I have to inform
you that I cannot approve the building or work proposed to be erected or executed and I therefore hereby
formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended up to
date, my disapproval by the following reasons:-

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

- 1) That the commencement certificate under section 44(9) of the M.R.T.P. Act will not
be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of 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 as per D.C. Regulation
No.38(27) before starting the work.
- 3) That the low lying plot will not be filled up to a reduced level of atleast 92 T.H.D. or 6" above
adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be
levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) 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.
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI
(regulation 5(3)(ix)) will not be submitted by him.
- 6) 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.

- () That proper gutters and down pipes are not intended to be put to prevent water dripping 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 1st JAN 2016 day of 200 . But not so as to contravene 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 and force.

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

[Signature]
S.E.B.PCH(N) A.E.R.PCH

[Signature]
Executive Engineer, Building Proposals,
Zone 44

Words 10/1

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 Bye Law No.8, 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 centre 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. () meters 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 Service 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) (a) of the Bombay Municipal Corporation Act.

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

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

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

22 JAN 2015 CHE/WS/1204/H/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S.)

H and K - Wards

Municipal Office, R. K. P. Nagar Marg

Bandra (West), Mumbai - 400 050

That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout approved by Ch.Engr.(S.P.), will not be submitted before C.C.

- 8) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [M/W] that the ownership of the setback land will not be transferred in the name of M.C.G.M. before demolition of existing building.
- 9) That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.C.
- 10) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 11) That the Indemnity Bond indemnifying the Corporation for drainages, risks, accidents etc, and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 12) 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.
- 13) That the requirements of N.O.C. of (i) Retlinoce/Energy/Tata Power, (ii) S.G. (iii) P.C.O., (iv) A.A. & C, H/West, (v) S.P./ (vi) S.W.D., (vii) M.T.D.C., (viii) H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 14) That the basement will not comply with basement rules and regulations and registered undertaking for not misusing the basement will not be submitted before C.C.
- 15) That the conditions mentioned in the release letter of E.E.D.P. under No. _____ dated _____ will not be complied with.
- 16) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 17) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/West Ward] shall not be submitted before applying for C.C.
- 18) That the true copy of the sanctioned layout/sub-division/annulment approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- 19) That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 20) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

Prof/Sd/-/Date/19/01/2015/1003.DOC



21) 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.

22) That the requisite premium as intimated will not be paid before applying for C.C.

23) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

24) 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.

25) 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 not be taken out before starting the work and also will not be renewed during the construction work.

26) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.

27) That the soil investigation will not be done and report thereof will not be submitted with structural design.

28) 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.

29) 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.

30) 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.

31) 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.

32) 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.

33) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s. and area claimed free of F.S.I. will not be submitted.

34) That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.

549
E-2 JAN 2015 CHEWS/1204/H/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Palaw Marg
Bandra (West), Mumbai - 400 050

- 35) That the N.O.C. from E.E.[T&C] for parking layout in the basement / podium shall not be submitted.
- 36) That setback/D.P. Road/D.P. Reservation/Amenity Space area shall not be handed over to M.C.G.M.
- 37) That the Indemnity Bond for compliance of L.O.D. conditions shall not be submitted.
- 38) 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.
- 39) 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/LD-11 dt.6/6/2007 shall not be submitted.
- 40) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[H/West].
- 41) That the N.O.C. from E.E. Mech. (E.L.) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.
- 42) That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.
- 43) 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 L.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 44) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.
- 45) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 46) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 47) That remarks / specifications regarding formation level and construction of road from the office of Dy.Chief Engineer [Roads] W.S. shall not be obtained before applying for C.C.
- 48) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.

(49) 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 labours/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.

50) That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open-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/manoeuvring spaces.

51) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.

52) That the R.U.T. shall not be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component.

53) That the NOC from the Registrar of Societies under Section 79A shall not be submitted.

54) That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.

55) That the RUT shall not be submitted stating that the difference of payment for additional 33% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C.

56) That the RUT shall not be submitted regarding any adverse clarification received from Government of Maharashtra in respect of condition No.7 of Govt. notification No.TPB-4308 /776/CR-127/2008/UD-11 dtl. 10.4.2008 and new Govt. notification dtl. 24.10.2011 i.e. regarding consent of society / occupants regarding utilization of 0.33 FSI on prorata basis.

57) That the letter from owner stating that they will accept the refund of additional 33% FSI premium paid, without claiming any interest thereon, if the development proposal is not approved / rejected by M.C.G.M. shall not be submitted.

58) That the demarcation of plot boundary carried out by C.S.I.R. and M.R. Plan to that effect shall not be submitted.

59) That the work shall not be carried out between sunrise and sunset.

60) 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.

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(-2 JAN 2015 CHEWS/1204/137 NEW)

Ex. Engineer Bldg. Proposal (W.S.)
Hand R - Wards

Municipal Comm. R. K. Pethur Mang.
Banda (Mas), Mumbai - 400 050

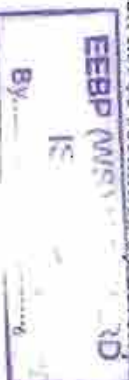
- a) Ownership documents.
- b) Copies of IOD, CC, subsequent amendments, OCC, BCC and corresponding canvass mounted plans.
- c) Copies of Soil Investigation Report.
- d) RCC details and canvass mounted structural drawings.
- e) Structural Stability Certificate from Lic. Structural Engineer.
- f) Structural 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.

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 aforesaid 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 requirements 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.

- 61) 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.
- 62) 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.
- 63) That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.

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

- 1) That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2) That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3) That the requirement of N.O.C. from G.A. U.L.C. & R. Act will not be complied with before starting the work above plinth level and Affidavit-cum-Indemnity Bond as required u/No. UL-C-10 (2008)/CR-1/2008 UL-CR-1 dtd. 01-3-2008 shall not be submitted by developer.



- 4) That the debris shall not be transported to the respective Municipal dumping site and club-in to that effect shall not be submitted to this office for record.
- 5) That the N.O.C. from A.A. & C. [H/West] shall not be submitted.
- 6) That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 7) That the work-start notice shall not be submitted.
- 8) That the design of the road crust obtained from the Road Consultant of the office of Dy. Chief Engineer [Roads] W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C. beyond plinth.
- 9) That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
- 10) That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
- 11) That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 12) That the monthly status report shall not be submitted regularly.
- 13) That the A.M.S.L. of the completed work upto plinth/silt/podium level, as applicable, shall not be verified and submitted

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

- 1) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/R.C.C.
- 5) That the 10' wide paved pathway upto staircase will not be provided.



22 JAN 2015

CHE/WS/1204/TH/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S.)

H and K -Wards

Municipal Office, R. K. Patkar Marg

Bandra (West), Mumbai - 400 050

- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and built up; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

- 7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8) That the carriage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36
- 10) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 11) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 12) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 13) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 14) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 15) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 16) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37(2) of M.R.T.P. Act, 1966.
- 17) That the requisition from fire safety point of view as per D.C.R. 1991 shall not be complied with.
- 18) 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.
- 19) That the Drainage Completion Certificate shall not be obtained from Ch.E.(S.P.) & shall not be submitted.
- 20) That the Lift Inspector's completion certificate shall not be submitted.
- 21) That the structural stability certificate shall not be submitted.

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

1. That the certificate under Sec 270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

A. E. B. C. H.

R. B. P. (W.S.) H & K Ware

70

EEBP (WS) HW WARD
By

F-2 JAN 2018

CHEM/S/1204/1/337 (NEW)

- (20) The submission of Disapproval is given exclusively for the purpose of enabling you to proceed further with arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 1 of the Rent Act and in the event of your proceeding with the work either without an intimation commencing the work under Section 347(1)(a) for your starting the work without removing the disapproval proposed to be removed the act shall be taken as a severe breach of the conditions under which the intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 25 of the Maharashtra Regional and Town Planning Act, 1966 (12 of the Town Planning Act) will stand null and void.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, 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 existing or continuing the existing tenants' old house starting their rooms the use of occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail the alternative accommodation in the proposed structure at standard rent.
- (iii) Plans showing the phased programming of construction has to be duly approved by the officer before starting the work so as not to inconvenience at any stage of construction, the Development Control regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, the level of existing windows of rooms deriving light and the other sides should be done first before starting the work.
- (23) In case of additional floor the work should be start or during afternoon which will ensure no water leak subsequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over land storage work above the finished level of the terrace shall not be more than 150 mm.
- (25) The work should not be started above first floor level unless the No Objection Certificate from Civil Authorities where necessary is obtained.
- (26) It is to be understood that the foundation must be excavated down to hard soil.
- (27) Positions of the masonry and other appearances in the building should be so arranged as not to necessitate the use of drains inside the building.
- (28) The written arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, safe, pond, cistern or tank shall be dug or constructed within the previous permit writing of the Municipal Commissioner for Greater Mumbai as required in Section 381-A of the Maharashtra Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting non-return proof covers through iron plates or hinges. The manholes of all cesses shall be covered with a properly fitting proof hinged cast iron covers in one piece with locking arrangement provided with a bolt and hinge on tightly serving the purpose of a lock and the winding pipes of the ribbed pressed with wires or at places like a gradient must cover with copper pipes with perforations each not exceeding 1.5 mm in the clean shall be made easily, safely and permanently accessible by providing a firmly fixed non upper ends of the ladder should be embedded and extended to run above the top where they are to its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles the use of glass bottles for keeping over compound wall.
- (32) Covers should be provided as required by law No 54 of 1961.
- (33) Ladders of Access should be provided over door and window opening.
- (34) The drains should be laid as required under section 254-1 (a).
- (35) The inspection chamber should be plastered inside and outside.
- (36) If the proposed additional is intended to be carried out on old boundaries and structures, you will your own risk.

S.E. PR(4/4)

Pharmaceuticals

Excellite Engineer Building
Zapco
H
Ward

DELIBERATELY LIVED 2000 HOURS

F-2 JAN 2015

CHB/W/1204/H/337 (NEW)

- (220) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(b)(4) 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) for 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.
- (221) If it is proposed to demolish the existing structures by negotiations with the tenants, 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:
- Specific plans in respect of existing or rehousing the existing tenants on their starting their number and the area in occupation of each.
 - 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.
 - Plans showing the phased programme of construction 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.
- (222) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from either sides should be done first before starting the work.
- (223) In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (224) The height of the over hand storage work above the finished level of the terrace shall not be more than 1 mtr.
- (225) The work should not be started above first floor level unless the No Objection Certificate from Civil Aviation Authorities where necessary is obtained.
- (226) It is to be understood that the foundations must be excavated down to hard soil.
- (227) Positions of the radiants and other appliances in the building should be so arranged as not to necessitate the moving of drums inside the building.
- (228) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (229) No new well, tank, pound, 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.
- (230) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinged. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron trap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbed pressed with screw or dome shape pieces (like a garden iron rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter the cistern shall be made easily, safely and permanently accessible by 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 on its lower ends in cement concrete block.
- (231) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of phase glass for capping over compound wall.
- (232) (a) Covers should be provided as required by Law No 5(b).
(b) Linets of Arches should be provided over Door and Window opening.
(c) The drains should be laid as require under section 239(10).
(d) The inspection chamber should be plastered inside and outside.
- (233) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

CHB/W/1204/H/337 (NEW)

S.E.BP(H/N)

A.E.BP(H)

Executive Engineer, Building Proposal
Zone-I

H

Ward

07C