

() That proper gutters and down pipes are not intended to be put to prevent water dripping from the eaves 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 appropriate means, let not otherwise you will be at liberty to proceed with the said building or work at any time before the day of 25.7.198 200, but not so as to contravene any of the provision of the said Act, as amended as aforesaid in any rule, regulations or bye law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Non-compliance of the Commission of Discharge and

2207
Executive Engineer, Building Proposals,
Zone, P Wards

SPECIAL INSTRUCTIONS

(1) THIS INFORMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 63 of the Bombay Municipal Corporation Act as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to execute, perform and discharge the powers, duties and functions conferred and imposed upon him by the said Commission under Section 44C of the said Act.

(3) Under By-law No. 6 of the Commission has fixed the following levels:-

Every person who shall erect a new concrete building shall cause the same to be built in the every part of the plot shall be

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street and means a point at which it is in direct contact 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 a feet (150 cms.) from the building.

(c) Not less than 82 Feet (2500 cms.) above Tawa Hall Station."

(4) You are also directed to the provision of Section 137 of the Act whereby the person liable to pay property tax is required to give notice of erection of a new building or extension of building which has been vacant for the Commission, not less than fifteen days of the completion of the construction whichever first occurs. This compliance with this provision is put payable under Section 471 of the Act in respect of the rate for the valuation of the premises with the liable to be assessed under Section 137 of the Act, from the earliest possible date in the current year in which the completion or occupation is determined by the Assessment and Collection's Department.

(5) You are also directed further to the provision of Section 343-A about the necessity of submitting a compliance report with a view to enable the Municipal Corporation for Greater Mumbai to inspect your premises and to grant a permit on 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)(b) of the Bombay Municipal Corporation Act.

(7) One more copy of the Block plan shall 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 rate payable on the site may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

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4. That the specifications for layout/ roads/development of setback land will not be obtained from E.E.(R.C.)/W.S.(P&R) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D.)/W.S.(P&R)/E.E.(T. & C.) before submitting Bldg. Completion Certificate.
5. That the Structural Engineer will not be appointed supervisor as per Appendix XX(Regulation 5a) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and or calculations for the proposed work will not be submitted before C.C.
7. That the sanitary arrangement shall not be carried out as per Muni. Specifications and drainage layout will not be submitted before C.C.
8. That the regular / sanctioned proposed lines and reservation will not be got demanded at site & additional copy of plan shall not be submitted for agreeing to handover the set back land free of compensation and that the set back handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to handover the set back land free of compensation and that the set back handing over certificate will not be obtained from Assett Commissioner that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.
11. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
12. That the Indemnity Bond indemnifying the Corporation for ownership, damages, risks, accidents, etc. and to the occupiers and u/t regarding no nuisance will not be submitted before C.C./ starting the work.

13. That the existing structure proposed to be demolished and shifted will not be demolished or necessary phase programme with agreement will not be submitted and get approved before C.C.
14. That the requirements of N.O.C. from E.P.(S.W.D.)/E.E.(W&C)/R.E.(R.C.)/F.E.(S.F.W.)/E.E.(W.W.)/C.F.O. will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.
15. That the qualified / Registered Site Supervisor through Architects/Structural Engineer will not be appointed before applying for C.C.
16. That no dues pending certificate from A.E.W.W. P/N Ward before C.C.
17. That N.O.C. from A.A. & C. (P/N) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
18. That N.O.C. from H.E. shall not be submitted before requesting for C.C.
19. That the copy of application made for Non-agricultural user permission shall not be submitted before requesting for C.C.
20. That the regd. u/l. from the developer to the effect that the Motor cabin, sink partition, society office, servants toilet, party/pocket terrace shall not be realised in future shall not be submitted before requesting for C.C.
21. That the development charges as per M.R.& T.P. (Amendment) Act, 1992 will not be paid before C.C.
22. That the C.T.S. plan and P.R. Card area written in words through S.I.R. shall not be submitted before C.C.
23. That provision for Reliance Energy / M.T.N.L. shall not be made.
24. That the P.C.O. charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned War Office

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and provision shall not be made as and when required by insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

25. That separate P.R.C. for setback shall not be submitted before requesting balance P.S.I.
26. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in that office before requesting for C.C.
27. That the Janata Insurance Policy shall not be submitted before C.C.
28. That requisition of clause 45 & 46 of D.C.R. 91 shall not be complied and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
29. That the N.O.C. from Society alongwith extract of General Body Resolution for development/add. And Alt. will not be submitted before C.C.
30. That the Regul. undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates
31. That the building will not be designed complying requirements of all the relevant I.S. Codes including IS Code 4893 for earthquake design, the certificate in that effect shall not be submitted from Structural Engineer.
32. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
33. That the N.O.C. from tree authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
34. That the alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.

35. That 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 1000 sq.mts.
36. That the bore well shall not be constructed in consultation with H.P. before requesting for C.C.
37. That the U.C. NOC s/n. 22 shall be submitted and revalidation of development permission from U.L.C. authorities will not be done.
38. That the requisitions from Fire Safety point of view as per D.C. Regulations shall be complied with.
39. That the PAN card with the photo of the applicant as per prescribe proforma shall be submitted.
40. That all exterior walls shall not be constructed as per circular No. C/PD/1238/DT. 17.3.2005.
41. That NOC from A.E.(Env.) P/N shall not be submitted.
42. That the NOC of Collector shall not be submitted before C.C.
43. That the remarks from E.E.T&C for Comm. Shopping shall not be submitted before asking for C.C.
44. That the user shall not be changed prior permission from MUCM.

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

1. That the plinth/ still height shall not be got checked by this office staff.
2. That the Water connection for construction purposes will not be taken before C.C.
3. That the plan for Architectural Elevation and projection beyond proposed bldg line will not to be submitted and got approved before C.C.

4. That the permission of constructing temporary structures of any nature shall not be obtained.
5. That the requirement of N.O.C. from C.A. U.L.C. & R Act. will not be complied with before starting the work above plinth level.

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

1. That the dust bin will not be provided as per C.E.'s circular No. CE / 9297 / II of 26.06.1978.
2. That 100' wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C. / B.C.C.
5. 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 year from the date of B.C.C.
6. That the carriage entrance shall not be provided before start work.
7. That the Non-Agricultural permission / revised N.A. shall not be submitted before occupation.
8. That terraces, sanitary blocks, nalahis in kitchen will not be made waterproof and same will not be provided by method of pointing and all sanitary connections will not be made leakproof and smoke test will not be done.
9. That the final N.O.C. from H.R.dept./E.E.&S.W.D./Lift Inspector shall not be submitted before O.C.C.
10. That the Final N.O.C. from A.A.& C.(P/N) shall not be submitted before occupation.

11. That the Structural Engineers Stability Certificate along with R.C.C. design, concrete plan shall not be submitted.
12. 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 at the residential part of the building will not be affected.
13. That debris shall not be removed before submitting R.C.C.
14. That the Co-Op.Hsg Society of the prospective purchaser shall not be formed and regd. certificate in that effect shall not be submitted before R.C.C.
15. That various mounted plans shall not be submitted along with Notice of occupation of work u/a 353B of M.M.C. Act for work completed on site.
16. That every part of the building constructed and more particularly O. H. Tank will not be provided with a provision of safe and stable ladder.
17. That site supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
18. That the stone of drains will not be laid internally with C.I.Pipes.
19. Vermiculture line for disposal of wet waste as per design and specification of organization/individuals specialized in this field, as per the list furnished by solid waste Management Department of M.C.G.M. shall be provided to the satisfaction of Municipal Commissioner.

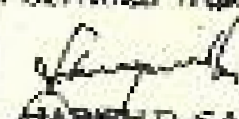
D. CONDITIONS TO BE COMPLIED WITH BEFORE R.C.C.

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

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 of work and during the progress of the construction work.
- (3) Temporary permission for payment of deposits should be obtained and used to house and store for construction purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing construction material should be demolished before submission of Building Completion Certificate and a certificate issued by the concerned authority with the building completion certificate.
- (4) Temporary sanitation system consisting of a flushing system with necessary storage arrangement should be provided on site within the compound during the work.
- (5) Water connection for domestic use will not be given and the supply is controlled and supplied from the Ward Officer with the required deposits for the construction of carriage entrance and the road side drain.
- (6) The owner shall intimate the Hydraulic Engineer or his representative in Ward atleast 15 days prior to the date at which the proposed construction work is taken in hand that the water bearing in the compound will be utilized for all construction work and they will not use any Municipal Water for construction purposes. Building Water will be presumed that Municipal tap water has been connected on the construction works and not provided against them.
- (7) The loading or unloading or transportation of building materials shall be constructed before starting any work even though no materials are expected to be loaded in front of the property. The cartchings, bricks, metal, stone, pipes, etc., shall not be deposited over footpaths or public street by the owner's construction materials, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started in the manner in which it 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 or a mason and a labourer should be employed from him regarding correctness of the open spaces & dimensions.
- (11) The application for start should cover all the necessary should be made simultaneously with commencement of the work to the Municipal Corporation with request that to consider alternative site to avoid the obstruction of the road or drainage.
- (12) All the terms and conditions of the approved layout/sub division order No. _____ of _____ should be adhered to and complied with.
- (13) No Building Licence/Completion Certificate will be accepted nor water connection granted except for the construction purposes unless and only if constructed to the satisfaction of the Municipal Commissioner as per the provisions of Section 125 of the Bombay Municipal Corporation Act and as per the terms and conditions for grant of the licence.
- (14) Access to ground for utility supply should be developed before submission of Building Completion Certificate.
- (15) The necessary lighting and drainage shall be completed in accordance with the Building Completion Certificate.
- (16) Flow of water through adjoining fields or culture, if any should be maintained throughout.
- (17) The compound open space around the building should be consolidated in concrete having brick pavers placed at the rate of 125 cubic meters per 1000 square meters below ground.
- (18) The compound wall or facing 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 building before starting the work to prove the owner's liability.

- (20) This 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(1)(15) 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 serious breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 43 of the Maharashtra Regional and Town Planning Act, 1966, (13 of the Town Planning Act), will be withdrawn.
- (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 rehusing the existing tenants on their existing their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to vacate the altered or accommodation in the proposed structures of standard plan.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work and in the continuation 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 ventilation should be done first before starting the work.
- (23) In case of additional floor no work should be start or during construction which will cause arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the overland storage work above the finished level of the terrace shall not be more than 1 meter.
- (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 exhausts and other appliances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must 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 281-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or hinges. The mouthholes of all drains shall be covered with a properly fitting mosquito proof hinged cast iron top over in one piece, with locking arrangement provided with a bolt and hinge secured on highly serving the purpose of a lock and the winding pipes of the ribbet protected with square or dome shape pieces (like a garden main cover) with copper pipes with partitions each not exceeding 1.5 mm. in diameter. The cover 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 in 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 glass for coping over compound wall.
- (32) (a) Ladders should be provided as required by Bye-law No. 5 (b).
 (b) Elintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 224-1 (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 at your own risk.

Certified True Copy

 HARISH D. GANDHI
 Architect

26 JUL 2007

Executive Engineer, Building Department
 Municipal Corporation, Greater Mumbai
 4th Floor, Proposal Division, P. B. No. 1, W. 100

COPY TO LICENSED SURVEYOR