

- under Station 346 of the Highway
by Current Rules of the Highway
- That the C.C.U.'s 69(1)(a) of the H.A.S.T.A. Act, shall not be obtained before starting the work.
- That the L.B.P. will not be appointed and the structural design and calculation along with one copy of R.C.G. plans shall not be submitted before requesting for C.C.
- That the L.B.P. supervisor shall not be appointed and the appointment together with consent shall not be submitted before requesting for C.C.
- That the J.O.C. from A.H.E. [P.M.] shall not be submitted before requesting for C.C. and final H.O. shall not be submitted before requesting for occupation of C.C.
- That the house drain arrangement for the prop. work shall not be submitted through a L.P. and the same shall not be submitted and the same shall not be approved before requesting for C.C.
- That the J.O.C. from H.E. shall not be submitted before requesting for C.C. user permission shall not be submitted before requesting for C.C.
- That the existing structures shown to be demolished shall not be demolished as per the undertaking submitted before requesting for C.C.
- That the R.L. shall not be set demarcated through A.S.(Sur) (P&A)/E.E.D.F. E.E.(TAC) before requesting for C.C.
- That the setback land/D.P.R.D. PORTION SHALL NOT BE HARDED OVER free of cost and free of encumbrance/encroachment to W.O.DPP/H/A.S. (As per undertaking submitted before requesting for C.C.)
- That adequate sanitary arrangement for workers shall not be made before requesting for C.C.
- That an undertaking on Rs.20/- stamp paper to the effect that S.V. Civil not be submitted before date of availability of water supply as intimated by the H.A.'s deptt. in its S.O., shall not be submitted before requesting for C.C.
- That a road undertaking on Rs.20/- stamp paper along with the true copy thereof to the effect that the plot/consent/shop will not be submitted thereafter to the effect that the plot/consent/shop will not be submitted in future, shall not be submitted before requesting for C.C.
- That a road undertaking on Rs.20/- stamp paper along with the true copy thereof to the effect that no demolition in open space will be demanded for future development, shall not be submitted before requesting for C.C.
- That a road undertaking on Rs.20/- stamp paper along with the true copy thereof to the effect that the setback land/D.P.R.D. will be handed over free of cost and free of encumbrance/encroachment to the Corpn. shall not be submitted before C.C.
- That a road undertaking on Rs.20/- stamp paper along with a copy thereof for conducting Educational/Welfare Programmes for the workers at site as per the D.O. Reg. No. 5(XIV) shall not be submitted before requesting for C.C.
- That a road undertaking on Rs.20/- stamp paper along with the true copy thereof for not demanding compensation for shifting/demolished or carried out in compulsory open space shall not be submitted before requesting for C.C.

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

12 JUL 1975

- R - That a regd. undertaking on Rs. 20/- stamp paper alongwith the true copy thereof to the effect that Regd. Co-Op. Hsg. Soc. shall be formed shall not be submitted before requesting for C.C.
- S - That a Regd. Undertaking on Rs. 20/- stamp paper alongwith the true copy thereof to the effect that the water proofing treatment at places such as kitchen, N.C., bath, terraces, port/pocket terraces will be got executed through reputed water proofing agencies with 10 years guarantee against leakages, shall not be submitted before requesting for C.C.
- T - That the N.O.C. from Civil Aviation will not be submitted before issue of C.C./before proceeding with work beyond 22' height.
- U - That the phased programme for work will not be submitted and got approved before C.C.
- V - That the indemnity bond on Rs. 100/- stamp paper indemnifying Corpn. in case of damage, injury to ex. tenants or anybody etc. will not be submitted before C.C.
- W - That the compound walls not constructed clear of road widening line and as per D.C.Reg. 1994 and on all other sides with foundation below level of bottom of road drain without obstructing flow of rain water from adjoining holding to prove possession of holding before starting the work.
- X - That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew). Plg. will not be paid in that office before C.C.
- Y - That the separate P.H.Cord for the setback/T.P.Road/T.P. Reservations/S.V.L. will not be submitted before C.C.
- Z - That the setback/D.P.Road will not be constructed as per Muni. specifications and handed over to Corpn. free of cost and free of encumbrance.
- AI - That the plan for Archi. etural elevation and projection beyond prop. bldg. line will not be submitted & got approved before C.C.
- BI - That the permission for constructing temp. structures of any nature shall not be obtained.
- CI - That requirement of bldg. bylaw 4(c) 5(hac) will not be complied with.
- DI - That the work will not be carried out in such way that there should be any nuisance to exist, tenants.
- EI - That well will not be covered with consent from P.C.O./H.E. Deptt.
- FI - That Co-Op. Hsg. Soc. will not be regd. as per the undertaking submitted.
- GI - That some of passage and lobbies will not be properly lighted and ventilated.
- HI - That the cert. from lift. Inspector shall not be submitted before occupation.
- II - That the final completion certificate from H.E.(SMD)/E.E.R.C. (NS)/E.E.T. & C. /E.E.(Sew). Plg. Subs. will not be submitted.
- JI - That requirements of bylaw 36 & 37 will not be complied with.
- KI - That one set of plan mounted on canvas and two ad 1. sets of plans will not be submitted.
- LI - That the final structural design plans mounted on canvas along with the structural stability cert. from the L.S.E. shall not be submitted at the time of submitting S.C.C.
- MI - That the N.A. permission/revise N.A. shall not be submitted at the time of submitting S.C.C.
- NI - That carriage entrance across road side drain will not be provided.
- OI - That the plot will not be filled in levelled and sloped towards road side.
- PI - That the some of drain will not be laid int. rnally.
- QI - That the prop. work will contravene Sec. 251 A(e) of S.M.C. Act.
- RI - That open spaces and parking spaces paved will not be properly paved with broken glasses underneath at rate of 4 cft. per 100 sq. ft. of paved area sloped and drained.

...3..

-3-

- SI - That requirement of S.C.E.S.Ltd. will not be complied with.
- T1 - That 10' pathway upto staircase/garage/sub-station will not be constructed.
- UI - That trees at rate of two per 100 sq.m. of plot area will not be planted before submitting S.C.C.
- VI - That workers on site shall not be covered under Janata Insurance Policy.
- WI - That the Architect/Developer will not intimate the authorities of M.T.N.L. regarding the compliance of requirements one month before submitting S.C.C.
- XI - That the dust bin will not be provided at a suitable place before submitting S.C.C. for collection of refuse by A.M.S. Staff.
- YI - That prior permission of H.E.'s Deptt. will not be obtained before providing a bore well in the plot.
- ZI - That terraces, sanitary blocks, mahanis in kitchen will not be made water proof and same will not be provided by method of ponding and all sanitary conveniences will not be made leak proof and smoke test will not be done in presence of Muni. staff.
- A2 - That parking position shall not be marked with paint before occupation S.C.C.
- B2 - That all the tenements and floors shall not be numbered before requesting for occupation permission.
- C2 - That the name plate mentioning the name of the bldg./society including plot Nos., C.T. Nos., street name etc. shall not be provided near the entrance gate to the bldg.
- D2 - That adequate care in planning, designing and carrying out constn. will not be taken in the prop. bldg. to provide for the consequence of settlement of the floor plinth filling etc.
- E2 - That the S.C.C. shall be submitted before completion of the bldg. in all respect including external/internal painting, paving, cleaning, removal of debris, planting tree s, removal of the temp. sheds.
- F2 - That a regd. undertaking on Rs. 20/- stamp paper to the effect that the pocket part terrace/terraces will not be misused shall not be submitted and a condition to that effect shall not be incorporated in the agreement with the purchaser of the flat and society and a copy of the same shall not be submitted at the time of submitting S.C.C.
- G2 - That a regd. undertaking on Rs. 20/- stamp paper alongwith true copy thereof to the effect that the drainage work will not be rectified if found defective or will be carried out entirely new to the satisfaction of the concerned ward offices at the time of giving street connections shall not be submitted at time of requesting for occupation permission.
- H2 - That the debris/bldg. materials shall be stocked on the road and SMD causing obstruction to the flow of traffic/rain water.
- I2 - That the cert. U/S 270 A of S.M.C. Act from H.E. reg. sufficiency of water supply will not be obtained and submitted.
- J2 - That the common antenna shall not be provided before requesting for occupation permission.
- K2 - That all the I.O.D. conditions shall not be complied with and occupation permission for the prop. work shall not be obtained within six years from the date of payment of I.O.D. Deposit which is liable to be forfeited if not claim within six years complying all the I.O.D. conditions.
- L2 - That the maneuvering space for vehicles shall be reduced by providing flower beds or other structures along the periphery of the plot.
- M2 - That the last floor shall not be demolished in case if at any time during constn. and/or after completion of the constn. it is found that the area shown in the property card or plans submitted is in excess of the area certified by the competent authority and a regd. undertaking to that effect shall not be submitted before requesting for C.C.

...4..

- M2 - That a condition shall not be incorporated in the agreement with the first purchaser that the first floor is to be demolished in case on it is found that excess area is consumed on the plot and a copy of the same shall not be submitted before requesting for occupation permission.
- G2 - That the development cost will not be paid before requesting for C.C.
- P2 - That the N.O.C. from A.E.W.B. (P/W) shall not be submitted.
- Q2 - That the remarks from A.E.T. & C. for provision of street lights along internal C.P. Road will not be obtained before C.C. & compliance thereof as per phase programme.
- R2 - That the water connection for construction purpose will not be taken before C.C.
- S2 - That the certificate from L.G.E. shall not be submitted before C.C. to the effect that the foundation of the prop. bldg. shall be designed for seismic forces as per relevant L.G. Code.
- T2 - That the remarks from L.G. (S.W.R.) Sub. will not be obtained before issue of C.C. & compliance of requirement thereafter as per phase programme.

Note : The C.C. for the bldg. shall not be issued unless condition A to T. M2, G2, Q2, R2 & T2 are complied with.

This I. O. D. / Lay Out is Based on
P. R. C. Dtd. 2-3-95

Executive Engineer,
Hdgs. Pimpri (W.S.) P. Warda

P. R. C. Dtd. 2-3-95
to the
Hdgs. Pimpri (W.S.) P. Warda

No. ERCE

NOTES

12 JUL 1995

- (1) The work should not be started unless objections are compiled with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary provision on payment of deposit should be obtained for any shed to house and store the constructional purposes. Residents of work area shall not be allowed to visit. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full building system with necessary drainage arrangement should be provided on the site before starting the work.
- (5) Water connection for constructional purposes will not be given until the foundation is constructed and application is made to the Ward Officer with the required deposit for the construction of drainage structure, over the road side drain.
- (6) The owner shall nominate the Hydraulic Engineer or his representative in Ward whom it may be prior to the date of which the proposed construction work is taken to be final that the owner or his representative will be satisfied for their construction works and they will not sue any Municipal Water for constructional progress. Failing this, it will be presumed that Municipal Water has been consumed on the construction works and bills will be rendered against them accordingly.
- (7) The hoarding or screen wall for supporting the deposit or building materials shall be constructed before starting the work even though no material may be expected to be stored in front of the property. The scaffolding, brack, rods, rods, props, etc., should not be deposited over footpath or public street by the constructional materials, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the request is obtaining all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above ground should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding completion of the open space and drainage.
- (11) The application for sewer street connection, 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 construction of the road and footpath.
- (12) All the terms and conditions of the approved layout/plan/condition under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the constructional purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 145 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreative ground or assembly open space should be developed before submission of Building Completion Certificate.
- (15) The area next to the full width shall be constructed in water bound material before construction work and should be complete to the satisfaction of Municipal Commissioner including providing lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or solvent, if any should be maintained unobstructed.
- (17) The surrounding open space around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 50 Sq. metres below ground.
- (18) The compound wall or fencing should be constructed (also) of the road adjoining 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) This Instruction 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 130 (1) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 140 (1) (a) or your starting the work without complying the conditions proposed to be removed the set back to cause a severe breach of the conditions under which the Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

