HM97:1494-2004-15/000 Forms

346 88 This 100 is it and as bless to compliance of the provision of U.L. (COR) Act, 1870.

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

TOO.

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

No. E.B./CE/

CE/ 6026 /BPES/AM

BS/A 23 FEB 2006

- 200

MEMORANDUM

Municipal Office,

Mumbai 200

Shree Saraswati Co. Op. Hsg. Soc.

With reference to your Notice, let	ter No	664	disted	14.12.2005	and delivered on
Prop. Bldg. W BISPH	Pho Serting	S. Barrer	UPVINUED	serapten and fun	
to me under your letter, dated					
or work proposed to be erected or executed	and Ethere	fore herel	by formally is	ntimate to your, un	der Section 346 of
the Bombay Municipal Corporation Act	es innende	d upto da	te, my disup	proval by discool	reasons:-

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

That the commencement certificate under Sec.45/89(1)(e) of the M.R.& T.P.Act will
not be obtained before starting the proposed work.

 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the 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 as per D.C. Regulation No.38(27).

 That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D or 8" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled rolled, consolidated and sloped towards road side before

starting the work.

4. That the specification for layout/D.P./or access roads/development of selback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and selback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

5. That the Licensed Structural Engineer will not be appointed, supervision memo as

per appendix XI Regulation 5(3)(IX) will not be submitted by him.

 That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos 1893 and 4328 and as per circular u.no.CE/PD/12387/1 dated 17.3.2005 for existing building showing adequacy thereof to take up additional load will not be submered by him.

That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at alle through A.E. (Survey)/E.E. (T&C)/E.E. (D.P.)/D.I.L.R. before

applying for C.C.

- () That proper guitters 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 draininge 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 day 2. FEB 2007200 , but not so as to contravance any of the provision of the said Act as amended as aforesaid or any roll regiminous 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,

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 Commissioneer for Greater Mumbai has empowed 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 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 irresepective 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 of further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your permises and to grant a permission before occupation and to leavy 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) (m) of the Bombay Municipal Corporation Act.
 - (7) One more copy of the block plus 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 Munibal 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 Intinuation of Disapproval.

No. \$\$/CE/ 60'26 /BE 13 PER (N m)W NOTES 23 FEB 2006'

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displyed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposite should be obtained any shed to house and store for constructional purposes. 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 a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flusing 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 hourding is constructed and application made to the Ward Officer with the required deposite for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards afleast 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. Fulling this, it will be presume that Municipal up water has been consumed on the construction works and bills prefured against them accordingly.
- (7) The hourding 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 debries, 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 sever 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 mad an footpath.
- (12) All the terms and conditions 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 purposes) unless road is constructed to the suitisfaction 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 acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Manicipal Commissioner including asphaling lighting and drainage before submitton 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 125 cubic motors per 10 sq. meters below payment.
- (18) The compound wall or forcing aboutd be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of min water from abjoining 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 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 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an immation about commencing the work under Section 347 (1) (an) 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 Intirnation 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 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 exiciting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tonants that they are willing to avail or the alternative accommissiation in the proposed structure at standard rent.
 - (iii) 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.
- (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 before starting the work.
- (23) In case of additional floor no work should be start or during mensoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than I metre.
- (25) The work should not be stained 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 most 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 covers made of wrought iron plates or hinges. The manholes of all jistems shall be covered with a properly fitting mosquito proof hinged east iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on hightly serving the purpose of a lock and the warning pripes of the ribbet pretessed 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 cistem shall be made easily, safely and permanently a cassible 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 an 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 Bye-law No. 5 (b).
 - (b) Lintels or Arches should be provided over Door and Window 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 aditional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Executive Engineer, Building Proposal
Zones 5/303 Wards

Brihanmumbai Mahanagarpalika No.CE/ SO2S/BPES/AM 23 FEB 2006

That the registered undertaking in prescribed preforms agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.

That the adequate & decent temporary sanitary accommodation will not be provided 20

for construction workers on before starting the work.

21 That the documentary evidence regarding ownership, area and boundaries of noiding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance dead etc.

Theil separate P.R Cards for each sub-divided plots, road etc.will not be submitted. 32.

33 That the debris will not be removed before submitting the building completion cartificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof

That the No Objection Certificate from Hydraulic Engineer for the proposed 34. development will not be obtained and his requirements will not be complied with

25. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.

- That the remarks from Asst Engineer, Water Worlds regarding location, size capacity 36 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.
- 37 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.

30 That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted

411 I hat the N.O.C. Insecticide Officer shall not be obtained.

- That the board mentioning the name of Architect/Owner shall not be displayed on 41 1
- 42 That the plan for Debris Management will not be submitted to Zonal E.E. (S.W.M.)
- (8 CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.
- That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. 21

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

- That the conditions mentioned in the clearance under No.C/LJLC/D.V/M/S-503/96 at 2.2.1997 obtained from the competent authority under U.L.C.& R. Act 1976 will not be compiled with and fresh ULC order showing revised area under road semack will not be submitted.
- Trial the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 36.5.1978
- rnal the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion contifinate will not be obtained and submitted before applying for occupation certificate.

That 10 ft wide paved pathway upto stancase will not be product

ANTOGRASIA NO VERNEZA NO E Linear Schulder

Brihanmumbai Mahanagarpajika No.CE/ 6026/BPES/AM 23 FEB 2006

5 That the surrounding open spaces, parking spaces and ferrace 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.

That the name plate/board showing plot No name of the building etc.will not be

disninyed at a prominent place before O.C.C./B.C.C.

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

s. That B.C.C. will not be obtained and I.O.D. and debns deposit etc. willnot be claimed

for refund within a period of 6 years from the date of its payment.

10. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell 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.

11. 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

12. That three sets of plans mounted on canvas will not be submitted

13 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.

14. That the adequate provision for post mail boxes shall not be made at suitable location

on ground floor / stilt

That the every part of the building construction and more particularly, everhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but cafe and stable ladder etc.

16. That the final NOC from S.G. shall not be submitted.

17. That the requisitions of clause No. 45 & 46 of D.C.R.91 shall not be complied with

16. That the infrastructural works such as, construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations atd required for providing telecom services shall not be provided.

That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.

20. 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 MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

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

That pertificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E. s department regarding adequacy of water supply.

That the ownership of the recreation space/swimming pool /Club House shall not vest by provision in a deed of conveyance in all the property owners on account of whose notoing the R G /Swimming Pool Club House is assigned.

3 That the structure constructed in recreation space for the user of shall not be used only for recreational activity for which it is approved for the bonafide society members.

Executive Engineer
(Building Proposals)(Eastern Suburbs)

Brihanmumbai Mahanagarpalika No.CE/ 6026/BPES/AM D 3 CER 2806

- 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 Ward Officer and the synciship of the setback land will not be transferred in the name of M.C.G.M.
- 7 hat the agreement with existing tenants along with the plans will not be submitted before C.C.
- That the consent letter from existing tenants for proposed additions/alterations in their tenament will not be submitted before C.C.
- 11. That the indemnity Bond indemnifying the Corporation for damages, risks, eccidents, etc and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C. Istarting 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 Chief Fire Officer / B.S.E.S. Ltd. will not be obtained and the requisitions, if any, will not be compiled with before occupation contribute/B.C.C.
- 14. That the parking layout shall not be approved by E.E.(T.& C) dept.
- That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No.duly revalidated will not be submitted.
- That the true copy of sanctioned layout sub-division /amalgamation approved under two dtd alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- 17 That the extra water and sewarage charges will not be paid to Asst Engineer, Water Works 1 M Ward before C.C.
- That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plintly filling etc.
- That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
- 20. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
- 21. That this office will not be intimated in prescribed proforms for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
- 22 That the clearance certificate from assessment Department regarding upto date navment of Municipal taxes etc will not be submitted.
- 23. That the requirement of bye law 40 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.
- That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
- 26. That the N.A. permission from the Collegiar of Bombay shall not be submitted
- That a Jenste insurance Policy 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 will not be renewed during the construction.
- 27. That the development charges as per M.R.T.P (amondment) Act 1992 will not be paid.
- 28. That the carnage entrance shall not be provided before sterling the work.

Entero Suburbani



















