

Form 346
88in replying please quote No.
and date of this letter.This L.O.D. C.C. is issued sub-
to the provision of Urban Land
Use and Regulation Act, 1974Ex: Engineer Bldg. Proposal [W, S
H and K - WardsIntimation of Disapproval under Section 346 of the Bombay
Municipal Corporation Act, as amended up to date.

No. E. B./CE/

BS/A

of 200 200

MEMORANDUM No. CE/7773/WS/AN of

Municipal Office

Mumbai 9 MAY 2003

M/s. Appuratic Construction Investments & Finance Pvt. Ltd., Owner.

With reference to your Notice, letter No. 337 dated 18/02/2003 and delivered as
200 and the plans, Sections Specifications and Description and further particulars
and detail of your building Proposed Residential Bldg. G on plot bearing C18
furnished to me under your letter, dated Mumbai 200. I have to inform you that I cannot approve
of 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 upto-date, my disapproval
by thereof reasons :-

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

1. That the commencement certificate under section 44/67 (1) 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 before starting the work as per D.C. Regulation no. 38(27).
3. That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with mud, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
4. That the structural engineer will not be appointed, supervision memo as per appendix XI (regulation 5(5)(ix)) will not be submitted by him.
5. 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.
6. That the sanitary arrangements shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
7. That the I.R. indemnifying the Corporation for damages, risks, accidents etc. and to the occupants and an undertaking regarding no nuisance will not be submitted before C.C./starting the work will not be submitted before C.C./starting the work.



() That proper gutters 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 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 8th day of July 2008 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 it is in force.

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

OC Executive Engineer, Building Proposals.
Zona, 1418 Wards.

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 Byelaw, No. 8 of the Commissioner has fixed the following levels:—

"Every person who shall erect a 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 or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 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) (iii) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan 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 Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate 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

Ex: Engineer Bldg. Proposal [W.A.]
H and K - Wards
Municipal Office, S. K. Patkar Marg
Bandra (West), Mumbai-400 052

No. CE/7973/WS/AK of

9 MAY 2003

8. That the requirements of N.O.C. of (i) P.C.O./K/E. (ii) A.A. & C. K/E. (iii) S. G. will not be obtained and the requisitions if any will not be complied with before occupation of L./B.C.C.
9. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.
10. That the extra water and sewerages charges will not be paid to A.E.W.R./East ward before C.C.
11. That the true copy of the sanctioned layout/sub-division/amalgamation 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.
12. That the development charges as per M.R.T.P. (amendment) act, 1982 will not be paid.
13. That the requisite premium as intimated will not be paid before applying for C.C.
14. That the R.H.T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
15. That the Jania 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 also will not be renewed during the construction work.
16. That the soil investigation will not be done and report thereof will not be submitted with structural design.
17. 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.
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.B.M. shall not be provided to the satisfaction of Municipal Commissioner.
19. That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.

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No. BE/2973/MS/AK of

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20. 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 builtup area, builtup area approved, number of floors etc.

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

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.
2. That the NDC from Ex.Eng.D.P.(W.S.) shall not be submitted to release the 100% C.C.
3. That N.D.C. from Civil Aviation department will not be obtained for the proposed height of the building.
4. That the NDC from A.A.S.C.K/E Ward shall not be submitted.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE D.C. :

1. That some of drains will not be laid internally with C.I. pipes.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9297/II dated 26.6.1978.
3. 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/B.C.C..
4. That the 10' wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuild upon land will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before D.C.C./B.C.C.
7. That the carriage entrance will not be provided before starting the work.
8. That the parking spaces will not be provided as per D.C.R.No.34.
9. That B.C.C.will not be obtained and IDP and debris deposit etc. will not be claimed for refund within a period of six years from the date of its payment.

Plant

241
Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Sandra (West), Mumbai-400 032

No. CE/7973/WS/AK of

9 MAY 2003

RECEIVED

10. 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 Office with a provision of temporary but safe and stable ladder.
11. That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
12. That the letter box of appropriate size shall not be provided for all the tenements, at the ground floor.
13. That the infrastructural works such as construction of hand-holes/panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
14. That the regulation No.45 and 46 of D.C.Reg.1991 shall not be complied with.
15. 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 1000 Sq.Mts.
16. That the Structural Stability Certificate from Regd. Structural Engineer shall not be submitted.
17. That the Lift Inspector's Completion Certificate shall not be submitted.
18. That the D.C.C. shall not be submitted.
19. That the M.D.C. regarding property tax clearance certificate of A.A.&C.K/East Ward shall not be submitted.
20. That the Completion Certificate from Ch.Eng.(M&E) for mechanical vent shaft shall not be submitted.

6) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.s

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

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AEBPK/E

EX. ENGR. BLDG. PROPOSAL
(W.S.) K/EAST WEST WARDS

No. BB/CE/7973/BSWS/IA/K

NOTES

- 9 MAY 2003

ISSUED

- (1) The work should not be started unless objections [to] are complied 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 permission on payment of deposit should be obtained for 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 flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 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. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the deposit of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffolding, bricks, mortar, sand, precast concrete, etc. should not be deposited over footpaths or public street by the owner, architect, his contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in abating 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 acknowledgment obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer 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 road and 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, nor water connection granted (except for the construction purposes) unless road is constructed to the satisfaction 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 access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalted lighting and drainage before submission 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 broken glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing 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 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 purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(b) (H) 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 you 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 withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plan should not be taken up in hand unless the City Engineer is satisfied with the following :—
- Specific plans in respect of evicting or rehousing the existing tenants on your stating 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.
- (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 monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the overhead storage work above the finished level of the terrace shall not be more than 1 metre.
- (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 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 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 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 cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap 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 ribbet pretessed with screw or dome shape pieces (like a garden mari 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 and 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 additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

copy to Asstt. M. C. K. Ward
 copy to A. E. W. K. Ward
 Forwarded to:- WD K/East/W-1

2) Addl. T. Builder, N.A. Andheri
 T. Builder, Andheri Compound, D. N. Rd.
 Andheri (W), Mumbai - 400 033
 For INFORMATION

2) Asstt. Engr. Bldg. Proposals
 (WS) R & P. Wards

Exec. Engineer, Building Proposals

Zones.....R.....Wards.

Recd two
 copies
 29/10/73

15/10/73
 EBP
 KEM