

Valid upto 04 APR 2017

346

Form -----

88

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

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

CHE/ES/1844/N/337(NEW)

05 APR 2016

MEMORANDUM

Municipal Office,
Mumbai 20

M/s.Paradise Realtors C.A. to Owner Sonali CHS Ltd.

With reference to your Notice, letter No.1719.. dated22.04.2014 and delivered on
..... 20 and the plans, Sections, and Description and further particulars and details of your
buildings at

Proposed Redevelopment of existing building Sonali CHS on Property bearing CTS
No.501/C at Village Ghatkopar(E), Kirol, New Maneklal Estate at Sant Narsi Mehta
Road, Ghatkopar(W), Mumbai. furnished

to me under your letter, dated20..... I have to inform you that I cannot approval 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. BEFORE PLINTH C.C.

1. That the commencement certificate u/s 44-69 of M.R.T.P. Act shall not be submitted.
2. That the Janata Insurance Policy shall not be submitted.
4. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records
of quality of work, verification report, etc. shall not be maintained on site till
completion of the entire work.
5. That the bore well shall not be constructed in consultation with H.E.
6. That the necessary deposit for hoarding or the flex of size 3.00 mt to 3.00 mt for the
advertisement of proposal shall not be made by you.
7. That the plinth/stilt height shall not be got checked by this office staff.
8. That all the payments as intimated by various departments of MCGM shall not be paid.
9. That the amended Remarks of concerned authorities / empanelled consultants for the
approved plan, if differing from the plans submitted for remarks, shall not be submitted
for :
 - a) S.W.D.
 - b) Parking
 - c) Roads
 - d) Sewerage
 - e) Water Works
 - f) Fire Fighting Provisions
 - g) Tree authority
 - h) Hydraulic Engineer
 - i) PCO
 - j) NOC from Electric Supply Company

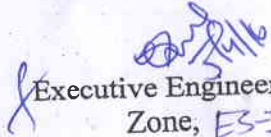

Executive Engineer Building Proposal
(Eastern Suburbs.)

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the level 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 any time before the day of 04 APR 2017, but not so as to contravene any of the provision of the said Act, as amended as aforesaid of any rule, regulations 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
Zone, ES-II N 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 & discharge the powers, duties & 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 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 Section 353-A about the necessity of submitting Occupation Certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect you 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) (aa) 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 of the land shall be obtained from the Collector Mumbai Suburbs 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.

10. That the Material testing report shall not be submitted.
11. That the yearly progress report of the work will not be submitted by the Architect.
12. That Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in DCR 1991.
13. That the certificate stating the height of plinth above A.M.S.L. shall not be submitted.
14. That the PRC in the name of Society shall not be submitted before applying for CC.
15. That the GBR of society for agreeing to 2.7 m. clear floor to floor height shall not be submitted.
16. That the registered under taking for incorporating condition in sale agreement that the building is constructed with 2.7 m clear height and the buyer will not object to same shall not be submitted.

B. BEFORE FURTHER C.C.

1. That the work shall not be carried out between sunrise and sunset. and the provision of notification issued by Ministry of Environment and Forest department dt. 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
2. That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.


C. GENERAL CONDITIONS BEFORE O.C.

1. That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
2. That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed.
3. That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed.(If applicable)
4. That the dust bin will not be provided.
5. That 3.00 mt. wide paved pathway upto staircase will not be provided.
6. That the open spaces as per approval, parking spaces and terrace will not be kept open.
7. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
8. That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
9. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber .
10. That final N.O.C. from concerned authorities / empanelled consultants for :-
 - a) S.W.D.
 - b) Parking
 - c) Roads
 - d) Sewerage
 - e) Water Works
 - f) CFO / Fire Fighting Provisions
 - g) Tree authority
 - h) Hydraulic Engineer

shall not be submitted before occupation.


 Executive Engineer Building Proposal
 (Eastern Suburbs.) 11

11. That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas 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 or the residential part of the building will not be affected if applicable.
13. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
14. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.


Executive Engineer
(Building Proposals) E.S.-II

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 construction work.
- (3) Temporary permission on payment of deposit should be obtained to 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 workers, before starting the work.
- (5) Water connection for constructional purpose 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 utilized 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 bill preferred against the accordingly.
- (7) The hoarding 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 paper debris, 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 and dimensions.
- (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 on footpath.
- (12) All the terms and condition 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 purpose) 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 condition 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 asphaltting 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 broke glass pieces at the rate of 125 cubic meters per 10 sq.meters below pavement.
- (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 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 Hosing Commissioner under Section 13(h)(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) of 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 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 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 be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or re-housing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) 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.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as 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 started during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head 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 foundation 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 requirement.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without 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 jisterns 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 highly serving the purpose of a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden marl rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently a ceasible 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 blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to 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 widow opening.
 - (c) The drains should be laid as required under Section 234-1(a).
 - (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additions are intended to be carried out on old foundations and structures, you will do so at your own risk.

copy to Architect
Harshaad maanohaar more


Executive Engineer, Building Proposals
Zones ES-II N' Wards