

OFFICE OF THE  
EX. ENGR. BLDG. PROPL. (W.S.) R & P. WARD  
DE. HANAGATE'S ANNEDEAN MARKET BLDG.  
KANDIVALWEST, MUMBAI 400067.

THIS I.O.D. (C.O. 12) ISSUED 5/11/2004  
TO THE PROVISIONS OF URBAN LAND  
CEILING AND REGULATIONS ACT, 1978

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/A-3478/BP(W.S.)A R**  
No. E.B./CE/ BS/A of 200 - 200

MEMORANDUM

**SHRI PRABHAKAR P. DAHANUKAR.**

Municipal Office,

Mumbai ..... 200

**28 SEP 2004**

With reference to your Notice, letter No. 337 dated 30.6. 2004 and delivered on  
..... 200 and the plans, Sections Specifications and Description and further particulars and  
details of your buildings at **Proposed building on plot bearing CTS No. 960,** furnished  
**960/1 to 18 of viii. Kandivali, M.G. Road, Kandivali (West).**  
to me under your letter, dated ..... 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.**

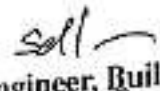
1. That the C.C. under Sec. 44\59(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27)
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.M.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.
4. That the specification for layout/D.P. road/or access roads/development of setback land will not be obtained from E.E. Road Construction (W.S.) Z-IV 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) of W.S. Z-IV before submitting B.C.C.

( ) 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 day of 27/9/05 200 , 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 in force.

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

  
 Executive Engineer, Building Proposals,  
 Zone, R Words.

### 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 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 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 necessary 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) (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 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 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.

12 8 SEP 2004

5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3)(ix)) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and/or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be proved as per Muhl. Specifications, and drainage layout will not be submitted before C.C.
8. That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.(D.P.)/D.I.L.R. before applying for C.C.
9. 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 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 damages, risks accidents etc. and to the occupiers and an undertaking 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 got approved before C.C.
14. That the requirements of N.O.C. of E.E.(S.W.D.)/E.E.(T&C)/E.E.(R.C.)/E.E.(SEW)/E.E.(W.W.) will not be obtained 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 extra water and sewerage charges will not be paid to A.E.W.W.R/South Ward before C.C.
17. That the N.O.C. from A.A. & C. (R/South) 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 the N.O.C. from H.E. shall not be submitted before requesting for C.C.

19. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
20. That the regd. u/t. from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket Terrace shall not be misused in future shall not be submitted before requesting for C.C.
21. That the development charges as per M.R.T.P. Act (Amendment) Act shall not be paid.
22. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
23. That the provision from B.S.E.S./M.T.N.L. shall not be made.
24. That the P.C.D. Charges shall not be paid to Insecticide Officer before requesting for C.C.
25. That the separate P.R.C. for setback shall not be submitted before requesting balance F.S.I.
26. That the Janata Insurance Policy shall not be submitted before C.C.
27. 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.
28. That the N.O.C. from A.F.W.W. (R/South) to cover the existing well with R.C.C. double *A class slab with opening* shall not be submitted before C.C.
29. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
30. That the basement will not be comply with the basement rules and regulations and regd. u/t. for not misusing the basement will not be submitted before C.C.
31. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to 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.

THIS IS ISSUED SUBJECT  
THE PROVISIONS OF URBAN LAND  
USE AND REGULATIONS ACT 1973

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING DEPARTMENT (W.S.) B-Ward

28 SEP 2004

35. That the Regd. U/T. cum Indemnity bond shall not be submitted before approval of plan stating that the Owner/Developer is aware of the existing municipal dumping ground in close vicinity of their plot or the developer or his agent etc. shall not complain about the nuisance from the dumping ground by virtue or subsequent development on the plot and the developer shall declare this fact by way of a clause in agreement to the intended purchaser of the Residential/Commercial/Industrial units in their property.

36. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.

37. That the necessary arrangement for bore well water shall not be made and necessary certificate from Ground Water Survey Department Authority (GSDA) before requesting for C.C.

38. That Provision of Rain Water Harvesting as per the design prepared by approved consultants in the filed shall be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.

39. That the plot shall not be got demarcated from C.T. Survey Dept./T.P. Dept. before requesting for plinth C.C.

40. That the details of quantity of debris created due to the development of proposed bldgs/ additions/alterations and that the phase programme for removal of the said debris shall not be submitted & shall not be followed scrupulously and u/t. to that effect shall not be submitted.

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

1. That the plinth/stilt 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 building line will not be submitted and got approved before C.C.

4. That the permission for constructing temporary structure of any nature shall not be obtained.

5. That the Compound wall shall not be constructed before requesting further C.C.

6. 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.

7. That the debris shall not be transported to the respective Municipal Dumping site and Challan to that effect shall not be submitted to this office for record.

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 26.6.1978.
2. That 3.05 mt. 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 carriage entrance shall not be provided before starting the work.
6. That R.C.C. will not be obtained and I.D.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
7. That the non-agricultural permission/revised N.A. shall not be submitted before occupation.
8. That terraces, sanitary blocks, nishanis in kitchen will not be made water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.
9. That final N.O.C. from H.E.(Deptt.) / E.E. (S.W.D.) / I.E.(R.C.) / E.E.(T.&C.) / E.E.(sew) shall not be submitted before occupation.
10. That final N.O.C. from A.A. & C. R/South shall not be submitted before occupation.
11. That the condition mentioned in the clearance under M.C./U.L.C/D-III/22/7657, dated 06.05.2004 obtained from Competent authority under U.L.C & R. Act 1976 shall not be complied with.
12. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas (an) shall not be submitted.
13. 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 of the residential part of the building will not be affected.
14. That the debris shall not be removed before submitting B.C.C.
15. That co. op. Hsg Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.

THIS I.O.D. ~~127~~ IS ISSUED SUBJECT  
TO THE PROVISIONS OF URBAN LAND  
CEILING ACT, 1974.

*[Signature]*  
28-6-04  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W&S) R-W&S

28 SEP 2004

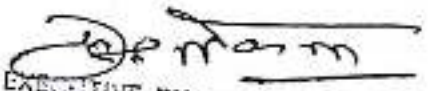
16. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 252A of B.M.C. Act for work completed on site.
17. That every part of the building constructed and more particularly O.H. Tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
18. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
19. That the list of additional members of Non-Residential users shall not be added in the list of the society members and certificate from M.H.A.D.A. in that effect shall not be submitted.
20. That some of the drains shall not be laid internally with C.I. Pipes.
21. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organisations/individuals specialised in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

**D - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**

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

THIS I.O.D. IS ISSUED SUBJECT  
TO THE PROVISIONS OF URBAN LAND  
CEILING AND REGULATIONS ACT 1976

C:\O\I\W-3479\SG

for   
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) B-Wa  
28/9/04

INR 28 SEP 2004

### 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 the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained by 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 utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume 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 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 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 & 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 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 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 acces 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 submition 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 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 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 (i) (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 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 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 plans 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 hour 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 of 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 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 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 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 pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions 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 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 requite 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.

28 SEP 2004

COPY TO LICENSED SURVEYOR/OWNER

*[Signature]*  
 City Engineer  
 Building Proposal (W.S.) R-Ward  
 Zones ..... Wards.