

उपर्युक्त अधियाता इमारत (एव्हाव) पर. दोन
346 सहायतावाचक इमारत, दी विल, चार्ट्स्टी एम्प्लोय्येस्ट
Form 88 कृपया दीर्घी, दो, तीन वर्षांपर्याप्त तिथी, please quote
88 अंगठी (पुर्व), मुंबई-४००००८ and date of this letter
दरवाजा क्र. 28543407

**Intimation of Disapproval under Section 346 of
Municipal Corporation Act, as amended**

प्राप्तिकार्यालय
क्रमांक ३३७
संदर्भ क्रमांक: CHE/WSII/0624/P/337(NEW) of 2015-16

MEMORANDUM

Shri B.D. Shukla, Director of M/s. D.G. Land Dev

With reference to your Notice U/S 337 of M
with letter No. 1658 dated 04.03.2015 &
10.03.2015 and the plans, Sections Specification
and further particulars and details of your build
Re-development of residential building on plot
No.834 of Village Malad (South) at Malad
furnished to me under your letter, dated
I have to inform you that I cannot approve the
proposed to be erected or executed, and I therefore
intimate to you under section 346 of the M
Corporation Act as amended upto date, my disapproval
reasons:-

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

1. That the C.C. under Sec. 44/69 (1) (a) of the M.R
obtained before starting the proposed work

: 2 :

[] that proper gutters and down pipes are not intended to be put from the leaves of the roof on the public street.

[] That the drainage work generally is not intended to be executed in accordance with Municipal requirements.

Subject to your so modifying your intention as to obviate the same and meet by requirements, but not otherwise you will be at liberty to commence building or work at anytime before the _____ day of _____, but not so as to contravene any of the provision of the said Act, as amended by any rule, regulation 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.

05 MAY 2015

Executive Engineer, BLDG
BUILDING OFF

SPECIAL INSTRUCTIONS.

S.E.B.P.(P/N) A.E.B.P.(P)

(1) THIS INTIMATION GIVEN NO RIGHT TO BUILD UPON GROUND IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended by the Municipal Commissioner for Greater Mumbai has empowered the Commissioner to perform and discharge the powers, duties and functions conferred upon him by Section 346 of the said Act.

(3) Under Byelaw, No.8 of the Commissioner has fixed the following height for new domestic building:

"Every person who shall erect as new domestic building shall cause that every part of the plinth shall be -

(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at which the drain from such building can be conveniently taken out or thereafter to be laid in such street".

(b) Not less than 2 feet (60 cms.) above every portion of the plinth of such building.

(c) Not less than 92 ft. (28 m.) meters above Town Hall datum.

(4) Your attention is invited to the provision of Section 152 of the Act which states that any person liable to pay property taxes is required to give notice of erection of building which has been vacant, to the Commissioner, within fifteen days of the occupation whichever first occurs. Thus compliance with this provision of the Act is mandatory.

CHE/WSII/0624/P/337(NEW) of 2015-2016

4. That the specification for development of setback land obtained from E.E. Road Construction(W.S.) before construction work and the access and setback land developed accordingly including providing street light and the completion certificate will not be issued by E.E.(R.C.)/E.E.(S.W.D) of W.S./E.E.(T & C) before submittal.
5. That the Structural Engineer / site supervisor will not issue any certificate or supervision memo as per Appendix XI (Regulation 5) be submitted by him.
6.
 - a) That the structural design as per relevant IS code provision of seismic/wind load alongwith or calculate proposed work and for existing building show thereof to take up additional load shall not be submitted before C.C.
 - b) That main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall be governed as per the applicable I.S. Codes. (included)
 - c) That all the cantilevers (projections) shall not be more than 1.5 times the load as per I.S. code 1993-2002. This also applies to columns projecting beyond the terrace and carrying water storage tank, etc. (included in 6 c)
7. That the sanitary arrangement for workers shall not be submitted before C.C.
8.
 - a) That the regular /sanctioned/proposed lines will be demarcated at site through A.E.(Survey) and additional plan shall not be submitted.
 - b) That set back land free of compensation and encumbrance shall not be handed over to and possession shall not be submitted from Assistant Commissioner.
9. That the Regd. Agreement with the existing tenant & plans will not be submitted before completely vacating the premises.

CHE/WSII/0624/P/337(NEW) of 2015

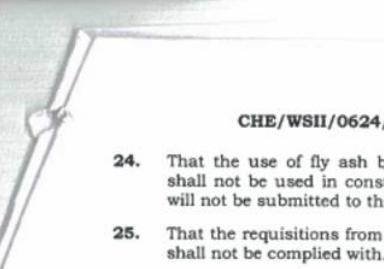
- d) agreeing to pay the difference in premium per revised land rates
- e) Mentioning that the Workers employed on under workmen compensation policy till co and abiding the clauses / sections of construction workers (regulation of employment service Act 1996 and Rules framed therei being in force.
- f) agreeing to comply the terms and condition Govt. of Maharashtra under 127/2008/UD-11 dtd. 10.04.2008 and no dtd. 24.10.2011 regarding 0.33 F.S society/occupants for utilization of 0.33 F.S
- g) stating that member/prospective buyers s about utilization of Fungible F.S.I. and clause incorporated in the flat sale agreement.
- h) Agreeing to comply all the conditions mentioned in N.O.C. as under :-
 - i) For the Mechanized Parking system shall have electric sensor devices and also proper parking majors shall be taken to avoid any mishap the same shall be done regularly.
 - ii) Mentioning that MCGM will not be held liable occurred due to flooding in parking pit if
 - iii) Mentioning that the area reserved for parking shall be utilized for the purpose of parking only.
 - iv) Mentioning that the special attendant shall control the maneuvering and the move ment entry and exit gates and between entry and the junctions of mechanized parking system
- j) Mentioning That the Building material shall not be imported from the mangroves

CHE/WSII/0624/P/337(NEW) of 2015-2016

- f. that the toilet is existing above shop/habitable complaint regarding leakages if any in future sha MCGM
- k) Mentioning that the standby arrangement of generator electric power supply requisite capacity shall be ma failure of electric supply.
- l) Agreeing that there is no any contiguous holding / piec land under development.
- m) Mentioning that, relevant & applicable clauses Maharashtra ownership flats (Regulations of promotion sale, management and Transfer Act 1963, Maharashtra Act 1960/ Bombay tenancy agricultural land Act 19 Tenancy Act/ Transfer of property Act 1862/ Environmental protection Act 1986 and other relevant in force shall be duly observed.
- n) Undertaking as per note 34 shall not be submitted.
- o) Mentioning that the society office shall be handed proposed society.
- p) Mentioning that the additional parking spaces will be MCGM free of cost if full FSI including fungible is not of submitting amended plans.
- 11. That the Indemnity Bond indemnifying the Corpor officers
 - a) against damages, risks accidents etc. to the occ undertaking regarding no nuisance during construc
 - b) against any litigation, claims, disputes arising out inadequate size of rooms
 - c) against nuisance due to leakage from toilets habitable rooms.
 - d) against inconvenience caused due to installation stack parking
 - e) against any legal complication/matter that may ownership dispute regarding plot under reference

CHE/WSII/0624/P/337(NE)

- i) Tree authority
 - j) Hydraulic Engineer
 - k) A.E. (Environment) for removal
 - l) Collector(M.S.D)/N.O.C. for Royalty
will not be obtained and the notice
will not be complied with before C.C.
13. That extra water and sewerage charges
P/ North Ward and No dues Pending (will not be paid before C.C.)
 14. That the development charges as per M
1992 and premium towards OSD and Survey
department shall not be paid before C.C.
 15. That the C.T.S. Plan and P.R. Card with a
Survey department shall not be submitted
 16. That the provision from Reliance Energy is
made.
 17. That appointment of private pest control
treatment shall not be made before request
 18. That the C.C. shall not be asked unless
providing treatment at construction site
Dengue, Malaria etc. is made to the concerned
Ward Office and provision shall be
when required by Insecticide officer for Insect
providing safe and stable ladder etc.
communicated by the Insecticide Officer shall
 19. That the Janata Insurance Policy shall not be
 20. That the requisitions of clause 45 & 46 of
compiled with and records of quality of work
etc. shall not be maintained on site till completion



CHE/WSII/0624/P/337(NEW) of 2015-2016

24. That the use of fly ash bricks and fly ash based bui shall not be used in construction work and test report will not be submitted to this office.
25. That the requisitions from fire safety point of view as per shall not be complied with.
26. That the bore well shall not be constructed in consulta and certificate from Ground Water Survey Departme (GSDA)shall not be submitted before requesting for C.C.
27. That all exterior wall shall not be constructed as per No.C/PD/12387 dtd. 17.03.2005.
28. That the work shall not be carried out between sunris and the provision of notification issued by Ministry of and Forest department dated 14.2.2000 and Rules fra pollution (Regulation & Control) Rules 2000 shall be du
29. That the private doctor shall not be appointed for Labour/staff on site before requesting for C.C.
30. That the Board shall not be displayed showing detail work, name of owner, developer, architect, R.C.C. consu
31. That the water connection for construction purposes wil before C.C.
32. That P.R.C. in the name of society mentioning area in w be submitted before requesting C.C.
33. That D.P. Remarks as per draft D.P. 2034 shall not before asking for C.C.

B. CONDITIONS TO BE COMPLIED WITH BEFORE FURT

1. That the plinth/stilt height shall not be got checked staff.

C. GENERAL CONDITIONS TO BE COMPLIED BY

1. That the dust bin will not be provided as per P/North ward.
2. That 3.05 mt. wide paved pathway upto staircase.
3. That the surrounding open spaces, parking spaces not be kept open.
4. That the name plate/board showing Plot No., Name will not be displayed at a prominent place.
5. That carriage entrance shall not be provided and shall not be paid.
6. That terraces, sanitary blocks, nahanis in kitchen Water proof and same will not be provided by and all sanitary connections will not be leaky and will not be done in presence of municipal staff.
7. That final N.O.C. from E.E. (S.W.D.) / E.E. (A.A. & C. P/North Ward/C.F.O. shall not be issued for occupation.
8. That Structural Engineers laminated final Stal with upto date Licence copy and R.C.C. design be submitted.
9. That the debris shall not be removed before submission of plans.
10. That canvas mounted plans shall not be submitted for completion of work u/sec. 353A of M.M.C. A on site.
11. That every part of the building constructed a O.H. tank will not be provided with proper access to office with a provision of safe and stable ladder.
12. That Site Supervisor certificate for availability of

CHE/WSII/0624/P/337(NEW) of 2015-2016

16. That a sample agreement with prospective buyers/men be submitted before O.C. with clauses stating:-

 - That the building under reference is deficient in o M.C.G.M. will not be held liable for the same in futu
 - That the buyer / member agree for no obje neighbourhood development with deficient open sp
 - That the buyer / member will not held M.C.C failure of mechanical Parking system / car lift in fu
 - That the buyer / member will not held M.C.G.M proposed inadequate / sub standard sizes of ro and complaints of whatsoever nature will not be m
 - That the toilet is existing above shop/habitable complaint regarding leakages if any in future sha MCGM

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

1. That certificate under Sec. 270A of B.M.C. Act will not be issued by H.E.'s Department regarding adequacy of water supply.
 2. That B.C.C. will not be obtained and I.O.D. and Debit will not be claimed for refund within a period of 6 years.

05 MAY 2015

THIS LE. D. /S.C. IS ISSUED SUBJECT
TO THE PROVISIONS OF URBAN LAND
ZONING AND REGULATIONS ACT 1971

EXECUTIVE BUILDINGS

1995/1996
S.E.R.P.(P/1) A E.R.P.(B)

CHE/WSII/0624/P/337(NEW) of 2015-2016

16. That a sample agreement with prospective buyers/member be submitted before O.C. with clauses stating:-
- That the building under reference is deficient in or M.C.G.M. will not be held liable for the same in future
 - That the buyer / member agree for no objection to neighbourhood development with deficient open space
 - That the buyer / member will not hold M.C.G.M. failure of mechanical Parking system / car lift in future
 - That the buyer / member will not hold M.C.G.M. proposed inadequate / sub standard sizes of room and complaints of whatsoever nature will not be made
 - That the toilet is existing above shop/habitable complaint regarding leakages if any in future shall be held by MCGM

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

- That certificate under Sec. 270A of B.M.C. Act will be issued by H.E.'s Department regarding adequacy of water supply
- That B.C.C. will not be obtained and I.O.D. and Debit will not be claimed for refund within a period of 6 years.

05 MAY 2015

THIS LD B.I.O.C. IS ISSUED PURSUANT
TO THE PROVISIONS OF URBAN LAND
ZONING AND REGULATIONS ACT 1971

EXECUTIVE
BUILDING

Shrikant *SOLO*
S.E.B.P.(P/N) A.E.B.P.(P)

CHE/WSII/0624/P/337(NEW) of 2015-2016

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 the construction work.
- 3) Temporary permission on payment of deposited should be obtained for any shed purpose. Residence of workmen shall not be allowed on site. The temporary material shall be demolished before submission of building completion certificate submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drain on site for workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is erected with the required deposit for the construction of carriage way.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Ward in which the proposed construction work is taken in hand that the water existing in the construction works and they will not use any Municipal Water for construction presumed that Municipal tap water has been consumed on the construction work accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials should be erected in such a manner that the materials do not fall on the public footpath even though no materials may be expected to be stored in front of the proposed site. Sand, pebbles, debris, etc. should not be deposited over footpaths or public street by etc. without obtaining prior permission from the Asstt. Commissioner of the area.
- 8) The work should not be started unless the manner in obviating all the objection is removed.
- 9) No work should be started unless the structural design is given by the structural Engineer.
- 10) The work above plinth should not be started before the same is shown to the acknowledgement obtained from him regarding correctness of the open spaces & footpath.
- 11) The application for sewer street connections, if necessary, should be made simultaneously as the Municipal Corporation will require time to consider alternative site for footpath.
- 12) All the terms and conditions of the approved layout/sub-division should be adhered to.
- 13) No building/Drainage Completion Certificate will be accepted non water construction purposes) unless road is constructed to the satisfaction of the provision of Section 345 of the Bombay Municipal Corporation Act and as per the layout.
- 14) Recreation ground or amenity open space should be developed before submission of the Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam to be complete to the satisfaction of Municipal Commissioner including asphalt lining of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained.
- 17) The surrounding open spaces around the building should be consolidated in Contra 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 bottom of road side drain without obstructing flow of rain water from adjoining property the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished.

NOTE: This instrument of permission is given conditionally for the purpose of work

CHE/WSII/0624/P/337(NEW) of 2015-26

- 25) The work should not be started above first floor level unless the No Objection 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 laying of drains inside the building.
- 28) The water arrangement must be carried out in strict accordance with the Municipal
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the Municipal Commissioner for Greater Mumbai, as required in section 381-A of
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito plates or hinges. The manholes of all jistern shall be covered with a properly fit cap over in one piece, with locking arrangement provided with a bolt and huge seal of a lock and the warning pripes of the ribbet pretessed with screw or dome seal with copper pipes with perfections each not exceeding 1.5 mm. in diameter, the and permanently a ceasible by providing a firmly fixed iron ladder, the upper end and extended 40 cms, above the top where they are to be fixed an its lower ends or
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers or of plane glass for coping over compound wall.
- 32) (a) Louvers should be provided as required by Bye-laws 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 an old foundations and st risk.
- 34) "That the owner/developer and concerned Architect / Licensed Surveyor, shall documents.
a) Ownership documents.
b) Copies of IOD, C.C. subsequent amendments, O.C.C., B.C.C. and corresponding
c) Copies of Soil investigation reports.
d) RCC details and canvas mounted structural drawings.
e) Structural Stability Certificate from Licensed Structural Engineer.
f) Structural Audit Reports.
g) All details of repairs carried out in the buildings.
h) Supervision certificate issued by the Licensed Site Supervisor.
000000000i) Building Completion Certificate issued by Licensed Surveyor / Architect
j) NOC and completion certificate issued by the C.F.O.
k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents / plans shall be handed over to the end user / prospective days in case of redevelopment of properties and in other cases, the same should be handed over to the prospective society / end user within 15 days of completion of work.