

That the registered U/T shall not be submitted by owner / developer / builder to sale the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats (Regulation of promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date. Indemnity Bond indemnifying M.C.G.M. and its officers from any legal complications arising due to MOFA shall not be submitted.

45. That the registered undertaking from the owner stating that they will not object development of the neighbouring plot which may involve deficiency in open space shall not be submitted.
46. That the registered U/T stating that owner / developer will not object in future for development of adjoining plot whenever they came forward for development, which may involve deficient open space and the clause to that effect will be incorporated in sale agreement.
47. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
48. That the registered U/T stating that area reserved for the parking purpose shall be used / utilized for the parking purpose only, shall be submitted.
49. That the registered U/T indemnifying the M.C.G.M. against any litigation arising out of hardship to user in case of failure of mechanical system / car lift / nuisance due to mechanical system and car lift to the building under reference and to the adjoining wing / building.
50. That the registered U/T stating that the mechanical parking system shall be equipped with electric sensor and also proper precaution and safety reasons shall be taken to avoid any mishap and the damages occurred due to flooding in lift, if any and maintenance of mechanized parking system shall be done regularly and registered undertaking and indemnity bond to that effect shall not be submitted.
51. That the compliance of conditions mentioned in the EC & MCZMA's latest clearances shall not be complied with at different stages.
52. That the podium and ramps shall not be designed to carry the load of fire tenders.
53. Plans for the entire potential shall not be submitted before asking for C.C. for podium for parking.
54. That the Geological Soil Investigation report shall not be submitted.
55. That the authorized private Pest Control agency shall not be appointed to give Anti Larval treatment to the proposed building.
56. That the NOC from M/s. Mahanagar Gas Ltd. shall not be obtained.
57. All the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall not be complied with during the execution of work.

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

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

**C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.

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08/11/2013  
C.E.(B.P.)

*A. F. B. P.*  
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08.11.2013  
Executive Engineer Building Proposal  
N/1 (Eastern Suburbs.) -77

3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft. 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 unholed upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well 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.
10. 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.
11. That one set of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the federation of flat owners of the sub division / layout for construction and maintenance of the infrastructure will not be formed.
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall not be submitted.
17. That the infrastructural works such as; construction of hand-holes/manholes, 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.
18. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
19. That the provision for rain water harvesting as per design prepared by 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 organizations / 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.
21. That the final NOC from CFO shall not be submitted.

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

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
2. That the ownership of the recreation space/Club House shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./ Club House is assigned.
3. That the structure constructed in recreation space for the user shall not be used only for recreational activity for which it is approved for the bonafide society members.

*S.E.*  
08/11/2013  
S.E.(B.P)

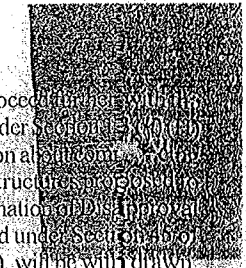
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*planning*  
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(Building Proposals)(E.S.)II

## NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A 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 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 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 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 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 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 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 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 purpose of enabling you to proceed with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 340 (b) 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 as 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 46 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 :-
  - (i) Specific plans in respect of evicting 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 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 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 manholes 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 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 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 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 forwarded to:  
 Owner of subject Asshtmc 17 Ward  
 A.E.W. 6 (7) Ward, DY (A) D.E.S  
 The collector M.S.D. Ex. Engrg (Town Planning)  
 08/11/2013  
 (B.P)



*P. K. Jain*  
08-11-2013

Executive Engineer, Building Proposals

Posting Zones E.S. II (7) Wards.  
A.E.(B.P)