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

Ex. Eng. Bldg. Proposal (City) 111
E' Ward Municipal Office, 3rd Floor,
10, S. K. Walchand - Bhamburda,
Mumbai - 400 016.

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

EB/2379/PA/A
No. E.B./CE/ BS/A cf 200 - 200

MEMORANDUM

M. S. Anand Estates Pvt. Ltd.
11th Mahin Mata Building,
Mahinagar Colony, Mahin
Mumbai - 400 016

Municipal Office,
Mumbai 27/2/2008

With reference to your Notice, letter No. **1074** dated **8.12.2006** 200 and delivered on **8.12.2006** 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings **B.C. & D on Plot bearing C.S.No. 542 of Parcel number 111** furnished to me under your letter, dated **8.12.2006** 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) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. 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).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.

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5. That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting 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 City before submitting building completion certificate.
6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.
7. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
8. That the regular/sanctioned/proposed lines and reservation 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 sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
10. 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 before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
11. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.
12. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, 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 will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
14. That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.
15. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
16. That All Dues Clearance Certificate from A.E.W.W. 'F/South' Ward shall not be submitted before issue of C.C.
17. That the true copy of the sanctioned layout / sub-division/ amalgamation approved under No.EB/1825/FS/AL dated 22.02.2008 along with the T. & C. thereof will not be submitted before B.C.C.

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No.EB/2379/FS/A. 27/2/08

18. That the premium/deposits as follows will not be paid -
 - a. Deposit for basement.
 - b. Development charges as per M.R. & T.P. (Amendment) Act, 1992
 - c. Balcony enclosure fees.
 - d. Insecticide charges.
 - e. Deficient width of staircase.
 - f. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'F/South' Ward.
19. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
20. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
21. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
22. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
23. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
24. That the N.O.C. from B.E.S.T. for sub-station shall not be submitted.
25. That the fresh Tax Clearance Certificate from A.A. & C 'F/South' Ward shall not be submitted.
26. That the letter from MHADA stating all tenants have given their irrevocable consent shall not be submitted.
27. That letter from M.B.R. & R. Board confirming the exact surplus area to be surrendered to M.B.R. & R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
28. That the Regd. U/T against misuse of pocket terrace / part terrace / still shall not be submitted.
29. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
30. That the indemnity bond against no nuisance due to contravening toilets shall not be submitted.
31. That the indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
32. That the registered Power of Attorney shall not be submitted.
33. That the U.L.C. affidavit and Regd.U/T for U.L.C. shall not be submitted.
34. That the remarks from H.E. Department shall not be submitted.

35. That the debris shall not be dumped on the Municipal ground only.
36. That the board displaying the details of development of the work shall not be displayed at site.
37. That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
38. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
39. That the plot boundary shall not be got demarcated from C.S.I.R. and demarcation certificate shall not be submitted to this office.
40. That the copy of PAN card of the applicant shall not be submitted before C.C.
41. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
42. That the revalidation of U.L.C. N.O.C. shall not be submitted before C.C.
43. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
44. That the N.O.C. from MHADA shall not be submitted before C.C.
45. That the N.O.C. from E.E.T.&C. shall not be obtained for the parking before C.C.
46. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
47. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
48. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
49. That the precautionary measures to avoid nuisance due to dust such as providing G.I. Sheets at plot boundaries upto reasonable height shall not be taken.
50. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
51. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.

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52. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
 53. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
 54. That the remarks regarding formation level from Road Department shall not be submitted.
 55. That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.
 56. That the final order that may be passed by Hon'ble Supreme Court in pending SLP's shall not be obeyed.
 57. That the order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted shall not be agreed upon.
 58. That the order of Supreme Court to not to grant third party right without leave of court shall not be agreed upon.
 59. That the specification & design of Rain Water Harvesting scheme as per the State Govt's directives u/No.TPS-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.
 60. That the N.O.C. from M.O.E.F. is not submitted.
 61. That C.C. for rehabilitation of tenants building shall not be obtained before of simultaneously with the sale building under reference.
- (B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :**
1. 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.
 2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
 3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
 4. That the elevation treatment plan shall not be submitted & got approved.
 5. That the design of road crust and construction of roads upto sub base level shall not be submitted.
 6. That the construction of road including storm water drain and footpath shall not be constructed.
 7. That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.

(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :

1. That the conditions mentioned in the clearance under No.C/ULC/D-III/2/4202 dated 22.08.1990 obtained from Competent authority under U.L.C. & R. Act, 1976 will not be complied with.
2. 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 the drainage system or the residential part of the building will not be affected.
3. That some of the drains will not be laid internally with C.I. Pipes.
4. That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-8-1978.
5. That the surface drainage arrangement will not be made in consultation with E.S.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
6. That 10'-0" wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built 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.
8. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
9. That carriage entrance shall not be provided.
10. That the parking spaces shall not be provided as per D.C. Regulation No 36.
11. 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.
12. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
13. That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.
14. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
15. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
17. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.

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18. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
19. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U.No. TPB-4307/396/GR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
20. That the B.C.C. / Full Occupation Certificate shall not be obtained for rehab building before or simultaneously with the sale building under reference
21. That the transit camp shall not be demolished.

(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

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

[Signature]
Executive Engineer
Building Proposals (City)-III