

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

CHE/ES/5356/M/E/337(NEW) DATE : 14.01.2020

To,
M/S. VARUN HOMES PVT. LTD. C.A. TO SOCIETY,
Safal Pride, 6th floor , Opp. Saras Baug, Punjabwadi,
Sion Trombay Road, Deonar, Mumbai- 400 088.

With reference to your Notice 337 (New), letter No. 7020 dated. 28/09/2018 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment of existing building on plot bearing C.T.S. No. 132/5, Plot No.04 of village Marvali, Aziz Baug, R.C.Marg, Chembur, Mumbai -400074 furnished to me under your letter, dated 28/09/2018. 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 Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

- 1 That the requisitions of regulation no. 49 of DCPR-2034 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.
- 2 The commencement certificate under Sec. 45/69 (1) (a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the Janata Insurance Policy shall not be submitted.
- 5 That the work shall not be carried out between 6.00 a.m. to 10.00 p.m. in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 6 That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 7 That the necessary deposit for hoarding or the flex for the advertisement of proposal shall not be made by you.
- 8 That the mobile toilet shall not be provided on site to keep proper sanitation as per Circular U/No. CHE/DP/27391/Gen dated 07/01/2019.
- 9 That the balance pre-requisites as per EODB shall not be complied with.
- 10 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 11 The compound wall is not constructed on all sides of the plot clear of road widening line with foundation will not be low the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding will not be before starting the work as per D.C. Regulation no.38(27).
- 12 That the Licensed Structural Engineer will not be appointed. Supervision memo as per appendix XI (Regulation 5(3) (ix) will not be submitted by him.
- 13 The structural design & calculations for the proposed work considering seismic forces as per I.S. Code nos. 1893 & 4326 & for existing building showing adequacy thereof to take up additional load will not be submitted by him.
- 14 That the qualified registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C. & his name and license

No. duly revalidated will not be submitted.

- 15 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
- 16 That the requirement of bye law 4 will not be complied with before, starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
- 17 That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
- 18 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 19 That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and Conveyance deed etc.
- 20 That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
- 21 That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
- 22 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 not 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 not be complied with.
- 23 That the registered U/T shall not be submitted by the Owner stating that he will not object to the neighboring plot holder whenever they come forward for development of their plot which may involves open space deficiency.
- 24 That the No dues pending certificate from A.E.W.W.(N ward).
- 25 That the specific NOC from concerned department /S.W.M department shall not be obtained in dumping ground court case order dated 15.03.2018 in Hon'ble Supreme Court of India.(S.L.P CIVIL No :- D23708/2017) before start of work and bank guarantee is not submitted.
- 26 That the developer/owner shall demolish the structure/building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS 4130:1991 amended up to date in respect of Demolition of Building Code of Safety under the supervision of approved structural Engineer duly registered with MCGM.

NOTE: This Intimation of Disapproval is PROVISIONAL and upto plinth and issued on the basis of terms and conditions contained in the registered Undertaking cum Indemnity by the owner dated 07 January 2020.

NOTE:- THIS IS ZERO IOD PENDING CONCESSION AS PER EODB MANUAL, HENCE REGULAR IOD SHALL BE OBTAINED AFTER APPROVAL OF REQUIRED CONCESSIONS.

() 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 but not so as to contrivance 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.

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 center 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. ([!TownHall]) 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 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 there under.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

- 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 any shed to house and store for construction purpose, 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 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 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 non 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 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 broke glass pieces at the rate of 12.5 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) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f 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 be negotiations with the tenant, 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 our stating their number and the areas 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 constructions 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 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 head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 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 nut 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 made of wrought iron plates or hinges. The manholes of all cisterns 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 lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be 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 as 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 Windows 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 as your own risk.

CHE/ES/5356/N/337(NEW)

- Copy To :- 1. L.S DILIP PREMJI SANGHVI
2. A.E.W.W. N Ward,
3. Dy.A & C. Eastern Suburb
4. Chief Officer, M.B.R. & R. Board M/E Ward .
5. Designated Officer, Asstt. Engg. (B. & F.) M/E Ward ,
6. The Collector of Mumbai

Digitally signed by
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ou=MAHARASHTRA,
email=SANTOSH.NATHU@
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S.E.(B.P.)(M-III)

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A.E.(B.P.)(M)

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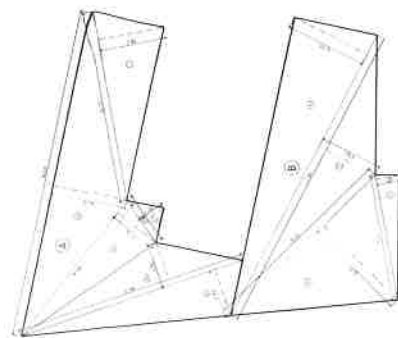
PROFORMA - A AS PER 2034

Statement of Work / Proforma

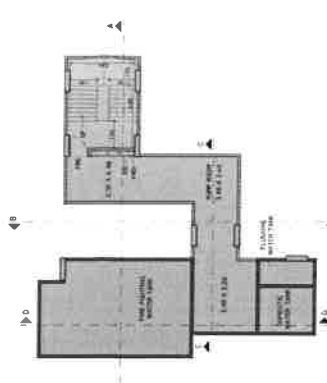
No.	Description	Unit	Quantity	Rate	Amount
1	Site Preparation	Sq. M	1000	100	100,000
2	Excavation	Sq. M	500	200	100,000
3	Foundation Works	Sq. M	1000	500	500,000
4	Structure Works	Sq. M	10000	1000	10,000,000
5	Interior Finishes	Sq. M	10000	1000	10,000,000
6	Exterior Finishes	Sq. M	10000	500	5,000,000
7	MEP Works	Sq. M	10000	1000	10,000,000
8	Landscaping	Sq. M	10000	1000	10,000,000
9	Professional Fees	%		5%	5,000,000
10	Contingency	%		5%	5,000,000
Total					50,000,000

P&G AREA STATEMENT

No.	Description	Area (Sq. M)
1	Block A	1,000
2	Block B	1,000
3	Block C	1,000
4	Block D	1,000
5	Block E	1,000
6	Block F	1,000
7	Block G	1,000
8	Block H	1,000
9	Block I	1,000
10	Block J	1,000
11	Block K	1,000
12	Block L	1,000
13	Block M	1,000
14	Block N	1,000
15	Block O	1,000
16	Block P	1,000
17	Block Q	1,000
18	Block R	1,000
19	Block S	1,000
20	Block T	1,000
21	Block U	1,000
22	Block V	1,000
23	Block W	1,000
24	Block X	1,000
25	Block Y	1,000
26	Block Z	1,000
Total		25,000



RECREATIONAL AREA DIAGRAM



UNDERGROUND WATER TANK PLAN



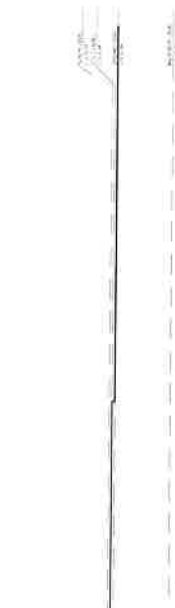
SECTION CC



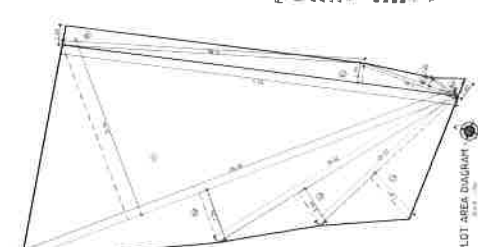
SECTION DD



SECTION AA



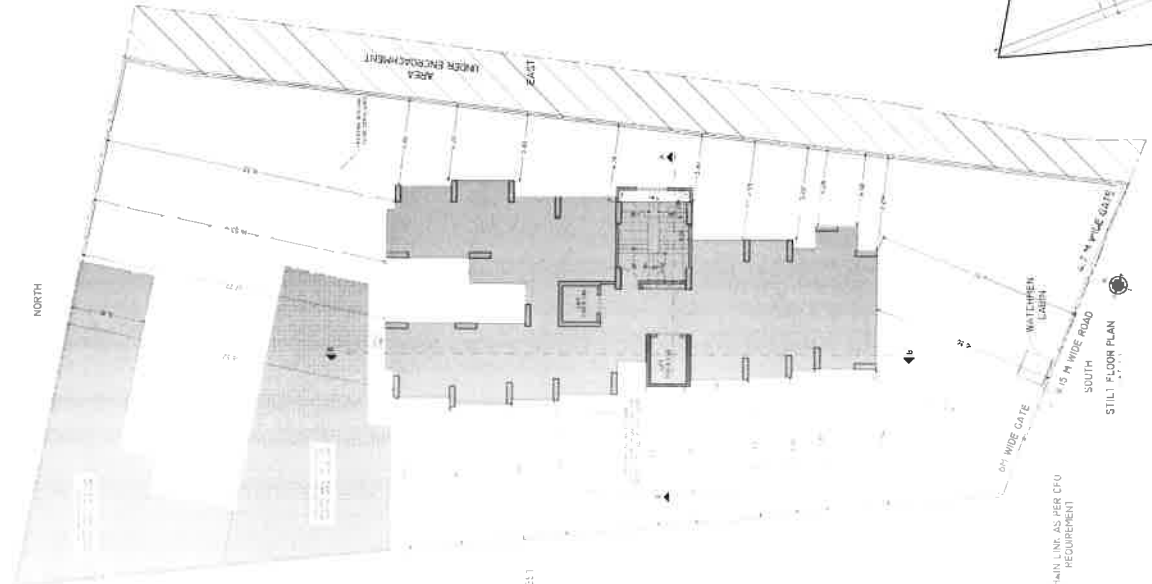
SECTION BB



PLOT AREA DIAGRAM

PLOT AREA CALCULATIONS

SECTION	Area (Sq. M)
1	1,000.00
2	1,000.00
3	1,000.00
4	1,000.00
5	1,000.00
6	1,000.00
7	1,000.00
8	1,000.00
9	1,000.00
10	1,000.00
11	1,000.00
12	1,000.00
13	1,000.00
14	1,000.00
15	1,000.00
16	1,000.00
17	1,000.00
18	1,000.00
19	1,000.00
20	1,000.00
21	1,000.00
22	1,000.00
23	1,000.00
24	1,000.00
25	1,000.00
Total	25,000.00



STILL FLOOR PLAN



BLOCK PLAN



LOCATION PLAN

DATE: 2024-10-27
 DRAWN BY: ARCHITECT
 CHECKED BY: ARCHITECT

SCALE: 1:100
 1 CM = 100 CM

SANGHVI CONSULTANTS

100, SANGHVI COLONY, SANGHVI INDUSTRIAL AREA, MIDC, SANGHVI, PUNE - 411 004

PROF. DR. J. K. SANGHVI

ARCHITECT & ENGINEER

PROFESSIONAL MEMBERSHIP NO. 10000

REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL STRUCTURAL ENGINEER

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

REGISTERED PROFESSIONAL POLYMER ENGINEER

REGISTERED PROFESSIONAL FOOD ENGINEER

REGISTERED PROFESSIONAL FIBRE TECHNOLOGICAL ENGINEER

REGISTERED PROFESSIONAL BIOTECHNOLOGICAL ENGINEER

REGISTERED PROFESSIONAL MINING ENGINEER

REGISTERED PROFESSIONAL FUEL TECHNOLOGICAL ENGINEER

REGISTERED PROFESSIONAL METALLURGY ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

REGISTERED PROFESSIONAL POLYMER ENGINEER

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REGISTERED PROFESSIONAL MINING ENGINEER

REGISTERED PROFESSIONAL FUEL TECHNOLOGICAL ENGINEER

