



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CHE/ES/2346/S/337 (NEW)/IOD/2/Amend	Ward Name :	S Ward
Zone Name :	Eastern Suburb	Inward Date :	30 Jun 2017
Architect/LE/SE Name :	Suhas Purshottam Joshi	Issued On :	21 Jun 2021

Authority Remark:

Approved as proposed, The Earlier IOD for the above mentioned building was approved on 28.05.2021; in this IOD condition letter, Point No. 21 of 'D': General Conditions to be complied before O.C. is mistakenly inserted as follows :

21. That the inclusive housing flats as per reg. no. 15 of DCPR 2034 shall be handed over to MCGM. Kindly note that, we had already submitted a justification letter for Inclusive Housing on 09.10.2020 (enclosed herewith) in this context as per the Circular of Govt. of Maharashtra No. TPB-4319/772/Case No.8/2020/UD-11, Dated 13/02/2020, in this case I.H. is not applicable. Since all payments are already paid as per approval.

Now The plans are submitted herewith for Reissue of IOD ."

Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 21-Jun-2021 12: 49:45



Executive Engineer (BP) ES II



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/ES/2346/S/337
(NEW)/IOD/2/Amend

MEMORANDUM

Municipal Office,
Mumbai

To,

Surendra Hiranandani

Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai-400076

With reference to your Notice 337 (New) , letter No. 7736 dated. 30/6/2017 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed residential bldg. No. 3 (Highland) on Sector-XI A bearing C.T.S. Nos. 18,19, 20A, 20B, 22A & 22B (all part)of village Powai. CTS/CS/FP No. 18,19,20A,20B,22A,22B (ALL PART) furnished to me under your letter, dated 30/6/2017. 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 COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the IOD issued vide even no. dated 19.12.2019 shall not be treated as cancelled for the reason of non compliances of IOD conditons within one year from date of apporval
- 2 F : CONDITIONS TO BE COMPLIED WITH OCCUPANCY (PERPETUAL).
- 3 That the condtion No. 21 of 'D': General Conditions to be complied beforeIOD issued vide even no. dated 28.05.2021 shall not be treated as deleted & other condiotns as in this certificate not remain valid.
- 4 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.
- 5 That the separate vertical drain pipe, soil pipe with a separate gully tap, water main, overhead tank, etc. for maternity home/nursing home user will not be provided and the drainage systems or the residential part of the building will not be affected.
- 6 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side.

- 7 That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with
- 8 That the requisitions of DCPR 2034 reg. no. 49 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.
- 9 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 10 That the compound wall is not be constructed on all sides of the plot clear of road widening line before starting the work as per D.C.PR
- 11 That the adequate & decent temporary sanitary accommodation shall not be provided for construction workers before starting the work.
- 12 That the demarcation for plot boundary from D.I.L.R. / CTSO office shall not be obtained.
- 13 That the regular/sanctioned/ proposed lines and reservations shall not be got demarcated at site through A.E. (Survey)/E.E.(T&C)/ E.E.(D.P.)/D.I.L.R. before commencement of work
- 14 That the layout/ sub- division/ Amalgamation for the land under reference approved u/no. CE/25/BPES/LOS shall not be amended and shall not be approved from this department.
- 15 That the requirement of bye law 4(C) shall not be complied with before starting the drainage work and in case Municipal sewer shall be laid, the drainage work shall not be carried on as per the requirement of Executive Engineer (Sewerage Project); Planning & completion certificate for the same shall not be obtained.
- 16 That the soil investigation of site shall not be got carried out from the empanelled soil investigation consultant and accordingly the structural design of foundation and superstructure shall not be carried out.
- 17 That the structural design and calculations for the proposed building considering seismic and wind forces as per relevant I.S. Code Nos. 1893 and 4326 etc. shall not be got carried out and accordingly, the structural work shall be carried out under supervision of Structural Engineer.
- 18 That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
- 19 That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
- 20 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.
- 21 That the specification for layout/D.P./or access roads/development of Setback land shall not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land shall not be developed accordingly including providing street lights and S.W.D. etc.
- 22 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 23 That the requisites premium/deposits will not be paid time to time.
- 24 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 and owner / developer should submit revalidated Janata Insurance Policy from time to time.

- 25 That the remarks from Suptd. Of Garden shall not be obtained before commencement of work.
- 26 That the debris management plan shall not be obtained from S.W.M. Department and NOC to that effect shall not be obtained.
- 27 That the capacity of overhead tank shall not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect shall not be done before commencement of work
- 28 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.
- 29 That the precautionary measures to avoid nuisance duct to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
- 30 That All Dues Clearance Certificate from A.E.W.W. M/W Ward shall not be submitted before issue of C.C.
- 31 That the NOC from MOEF shall not be submitted
- 32 That the work shall not be commenced only after the necessary treatment at construction site to prevent epidemics like Dengue, Malaria etc. is done from Insecticide Officer and provision for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be made as and when required by Insecticide Officer.
- 33 That the construction activity for work of necessary piling, if any, 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.
- 34 That a doctor for regular check-up of labourers working on site shall be appointed
- 35 That proper care shall be taken to ensure that the stability of the adjoining structure in the plot is not disturbed due the execution of work.
- 36 That the rain water harvesting system as per design by consultant
- 37 That construction area shall exceed 20,000 sq.mt. without obtaining NOC from MOEF .
- 38 That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall not be abided by the developer as per RUT submitted.
- 39 That the work shall not be carried out between sunrise and sunset and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth of the proposed building shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the Amended remarks of concerned authorities/empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for a) S.W.D. b) Parking c)

Roads, d) Sewerage, e) Water Works f) Fire Fighting Provisions h) Tree authority, i) Hydraulic Engineer
j) PCO k MHCC NOC, l NOC from Electric Supply company

- 4 That the structural stability of plinth shall not be submitted by lic. Structural Engineer.
- 5 That the set back land free of any encumbrance without claiming any compensation shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the ward.
- 6 The reservations affecting land u/r shall not be handed over to MCGM
- 7 That in the event the setback and/or reservation is not handed over then at FCC, area equivalent to the area of Setback and/or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
- 8 That the material testing report shall not be submitted.
- 9 That the quarterly progress report of the work will not be submitted by the Architect.
- 10 That the application for the separate PRC in the name of MCGM for road set back/D. P. Road/reservation in the layout shall not be submitted. That the Civil Aviation NOC from AAI shall not be submitted

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That some of the drains will not be laid internally with C.I. Pipes
- 2 That the dust-bin will not be provided as per C.E.'s circular No. CE/9297/II of 26-6-1978.
- 3 That the construction of the layout road or access roads/ development of set back land will not be done and the access and set back land will not be developed accordingly, including providing street lights and SWD only if additional FSI is being claimed.
- 4 That the surface drainage arrangement will not be made as per remarks of Consultants / E.E. (SWD) and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5 That 10'-0" wide paved pathway upto staircase will not be provided
- 6 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
- 7 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
- 8 That every part of the building construction and more particularly, overhead tank shall not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 9 That the infrastructure works such as construction of handholds / manholes, ducts for underground cables, concealed wiring inside the rooms/space for telecom installation etc. required for providing telecom services shall not be provided.
- 10 That the provision shall not be made for availing 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.

- 11 That the Building Completion Certificate in prescribed format as per DCPR shall not be submitted.
- 12 That RCC Structural drawing along with Structural Stability Certificate from Registered Structural Engineer shall not be submitted
- 13 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 14 That the certificate from Lift Inspector (PWD), Maharashtra regarding satisfactory installation and operation of lift shall not be obtained before completion of building
- 15 That the final NOC from S.G. shall not be obtained before completion of building.
- 16 That the completion certificate/final N.O.C from C.F.O shall not be obtained before completion of building.
- 17 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 18 That the necessary rain water harvesting system as per design prepared by consultant/ Rain water harvesting Cell shall not be provided in the field to the satisfaction of Engineer In-charge.
- 19 That the Vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as listed by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Engineer In-charge
- 20 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by residents/ occupants of the building in the jurisdiction of MCGM. Necessary condition in sale agreement with prospective buyer shall not be incorporated to that effect by the Developer/ Owner.
- 21 That certificate under Section 270-A of the Bombay Municipal Corporation Act shall not be obtained from H.E.'s department regarding adequacy of water supply.
- 22 That the provision for utilisng rain water for toilet flushing shall not be made suitably under supervision of Lisc. Plumber.
- 23 That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall not be abided by the developer as per RUT submitted.

() 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 20 June day of 2022 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.

**Executive Engineer, Building Proposals,
Zone, Wards.**

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 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.

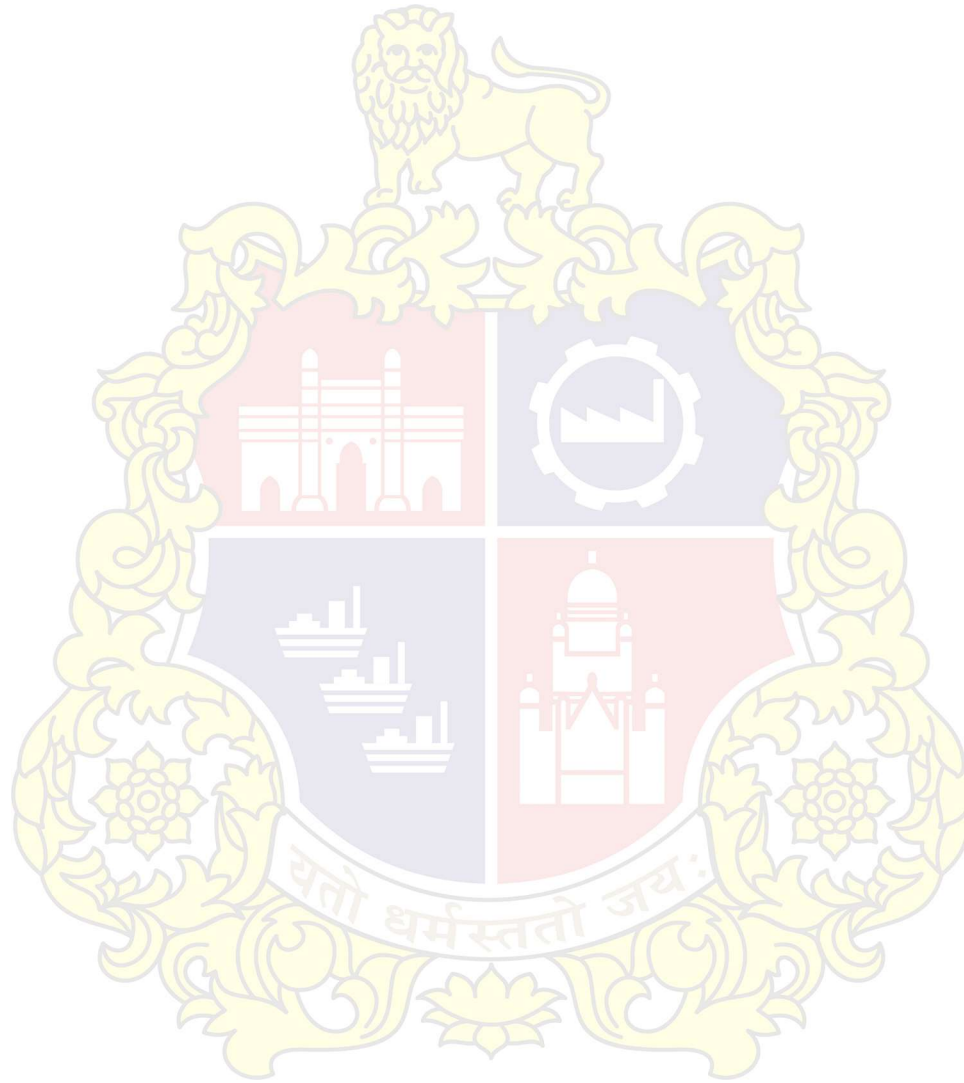
5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance 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.



No. EB/CE/ /BS /A/

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 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 and 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 proceed 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 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 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 hour 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 Bye0law 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.

**Executive Engineer, Building Proposals
Zones wards.**

CHE/ES/2346/S/337(NEW)/IOD/2/Amend

- Copy To :-
1. Suhas Purshottam Joshi
OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76
 2. Asst. Commissioner S Ward.
 3. A.E.W.W. S Ward,
 4. Dy.A & C. Eastern Suburb
 5. Chief Officer, M.B.R. & R. Board S Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) S Ward ,
 7. The Collector of Mumbai

Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 21-Jun-2021 12: 56:48