

No. CHE/A-5241/BP(WS)/ AR of 2013-2014

18. That extra water and sewerage charges will not be paid to A.E.W.W.R/North Ward before C.C.
19. That the No dues Pending Certificate from A.E.(W.W.), R/North shall be submitted before C.C.
20. That the N.O.C. from A.A. & C. (R/North) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
21. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
22. That the regd. u/t. from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
23. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
24. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
25. That the provision from Reliance Energy Ltd./M.T.N.L. shall not be made.
26. That to appoint private pest control agency for anti laval treatment monitored by Insecticide Officer before requesting for C.C.
27. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. 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.
28. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in this office before requesting for C.C.
29. That the Janata Insurance Policy shall not be submitted before C.C.

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30. That the requisitions of clause 45 & 46 of DCR 91 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.
31. That the NOC from society alongwith extract of general body resolution for development, addition & alteration shall not be submitted before C.C.
32. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
33. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
34. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
35. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
36. That the alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.
37. That the Regd. U/T. cum Indemnity bond shall not be submitted before approval of plan stating that the Owner/Developer is aware of the existing municipal dumping ground in close vicinity of their plot or the developer or his agent etc. shall not complain about the nuisance from the dumping ground by virtue or subsequent development on the plot and the developer shall declare this fact by way of a clause in agreement to the intended purchaser of the Residential/Commercial/Industrial units in their property.
38. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.
39. That the clause shall not be incorporated in agreement with prospective buyers that there is deficiency in open space to the building.
40. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not

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be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq.mtrs.

41. That the details of quantity of debris created due to the development of proposed bldgs/additions/alterations and that the phase programme for removal of the said debris shall not be submitted & shall not followed scrupulously and u/t. to that effect shall not be submitted.
42. That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted.
43. That the Indemnity Bond indemnifying M.C.G.M. from nuisance due to leakage from toilets above shops shall not be submitted.
44. That the condition shall be laid in agreement of prospective buyers of shop that the toilet is existing above shop and copy of the agreement shall be submitted to this office.
45. That the use of fly ash bricks and fly ash based building material shall not be used in construction work and test report to that effect will not be submitted to this office.
46. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.
47. That Regd. U/T from the developer to the effect that the Workers employed on site shall be covered under workmen compensation policy till completion of the work shall not be submitted before C.C.
48. That the necessary arrangement for bore well water shall not made and necessary certificate from Ground Water Survey Department Authority (GSDA) before requesting for C.C.
49. That the N.O.C. from A.E.(Environment) debris shall not be submitted before starting the work
50. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.
51. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.
52. That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

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30. That the requisitions of clause 45 & 46 of DCR 91 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.
31. That the NOC from society alongwith extract of general body resolution for development, addition & alteration shall not be submitted before C.C.
32. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
33. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
34. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
35. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
36. That the alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.
37. That the Regd. U/T. cum Indemnity bond shall not be submitted before approval of plan stating that the Owner/Developer is aware of the existing municipal dumping ground in close vicinity of their plot or the developer or his agent etc. shall not complain about the nuisance from the dumping ground by virtue or subsequent development on the plot and the developer shall declare this fact by way of a clause in agreement to the intended purchaser of the Residential/Commercial/Industrial units in their property.
38. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.
39. That the clause shall not be incorporated in agreement with prospective buyers that there is deficiency in open space to the building.
40. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not

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53. That no main beam in 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.
54. That the Title Clearance certificate from Solicitor shall not be submitted.
55. That all the cantilevers (projections) shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
56. 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 the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
57. That the N.O.C. from Addl. Collector for royalty of excavated earth will not be submitted.
58. That the P.R.C. in the name of new Owners shall be submitted before B.C.C.
59. That the NOC from society along with extract of General Body Resolution for development will not be submitted before C.C.
60. That the lucrative premium will not be paid in respective ward office and certificate/receipt will not be submitted before C.C.
61. That the work shall not be carried out between sunrise and sunset.
62. That the registered undertaking for not objecting development of neighbourhood plots shall not be submitted before C.C.
63. That indemnity bond indemnifying M.C.G.M. for inconvenience caused due to installation of mechanized stack parking shall not be submitted before C.C.
64. That the Reg. U/taking for compliance of all I.O.D. conditions shall be complied with and shall not be submitted.
65. That the Building material shall be dumped within 50 mts. from the mangroves shall not be submitted before requesting C.C.

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66. That to appoint private pesticide control agency to give anti larval treatment monitored by P.C.O. shall be submitted before C.C.
67. That the registered agreement with the prospective Doctors agreeing to occupy the Dispensary Portion will not be submitted before C.C.
68. That the P.C.O. Charges shall not be paid to before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. 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.
69. That the appointment of private doctor for treatment of labour/staff on site shall be submitted before C.C.
70. That the Board shall not be displayed showing details of proposed work name of Owner, Developer, Architect, R.C.C. consultant before requesting for C.C.
71. That the letter from Owners/developers stating that they will accept the refund of additional 33% F.S.I. premium paid, without claiming any interest thereon, if the development proposal is not approved/rejected by M.C.G.M.
72. That the registered undertaking shall not be submitted for the difference of payment for additional 33% F.S.I. shall be paid and calculated as per the Govt. may revised the rates time to time as per the condition No.5 mentioned in the notification and circular before requesting for C.C.
73. That the Registered Undertaking shall not be submitted regarding any adverse clarification received from Govt. of Maharashtra in respect of condition No.7 of Govt. notification No.TPB-4308/776CR-127/2008/UD-11 dtd. 10.04.2008 and new Govt. Notification dtd. 24.10.2011 i.e. regarding consent of society/occupants regarding utilization of 0.33 F.S.I. on prorata basis.
74. That the clause will be insisted in the sale agreement of prospective buyers that they are aware about deficiency in open space and will not complain in future about the said deficiency and will have no objection for adjoining development as and when it will take place.

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75. That the Regd. Undertaking shall not be submitted for not claiming any fungible F.S.I. in the future
76. That the R.U.T. from the owner/developer shall be submitted stating that member/prospective buyers shall be made aware about utilization of **Fungible F.S.I.** and clause to that effect will be incorporated in the flat sale agreement.
77. That the Reg. undertaking indemnifying the M.C.G.M. against any litigation arising out of hardship to user in case of the failure of mechanized system/Nuisance due to mechanical system to the building under reference and to the adjoining wing/adjoining building shall not be submitted to Ex.Eng. (B.P.) W.S.
78. That the mechanized parking system shall be equipped with electric sensor device and also proper precaution & safety measures shall be taken to avoid any mishap Maintenance of mechanized parking system shall be done regularly and registered undertaking and indemnity bond to this effect shall not be submitted to Ex.Eng. (B.P.) W.S. P&R wards
76. That a sample registered agreement with prospective buyers/members shall be submitted before O.C. with clauses stating:-
 - a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - b) That the buyer/member agree for no objection for the neighbourhood development with deficient open space in future.
 - c) That the buyer/member will not be held M.C.G.M. liable for any failure of mechanical Parking system in future.

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

1. That the plinth/stilt height shall not be got checked by this office staff.
2. That the water connection for construction purposes will not be taken before C.C.
3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.
4. That the permission for constructing temporary structure of any nature shall not be obtained.

5. That the Compound wall shall not be constructed before requesting further C.C.
6. That the debris shall not be transported to the respective Municipal Dumping site and Challan to that effect shall not be submitted to this office for record.
7. That the Material testing report periodically shall be submitted before C.C.
8. That the monthly progress report of the work will not be submitted by the Architect
9. That the N.O.C. from M/s. Mahanagar Gas Ltd. shall not be obtained before requesting C.C.
10. That the work shall not be carried out between sunrise and sunset.

C- GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.
2. That 3.05 mt. wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
5. That carriage entrance shall not be provided before starting the work.
6. 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 municipal staff.
7. That final N.O.C. from H.E.(Deptt.)/ E.E. (S.W.D.) / E.E. (R.C.) / E.E.(T.&C.)/E.E. (sew) shall not be submitted before occupation.
8. That final N.O.C. from P.C.O. & A.A. & C. (R/North) shall not be submitted before occupation.

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9. That the Co.Op.Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.
10. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.
11. 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 that drainage system or the residential part of the building will not be affected.
12. That the debris shall not be removed before submitting B.C.C.
13. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
14. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
15. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
16. That some of the drains shall not be laid internally with C.I. Pipes.
17. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.
18. That the P.R.C. in the name of society shall not be submitted before asking O.C.C.

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

1. That certificate under Sec. 270A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.
2. 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.

5 OCT 2013

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 deposited should be obtained any shed to house and store for constructional 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 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 Asstt. Commissioner 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 had that the water existing in the compound will be utilized 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 Asstt. Commissioner 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 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 acces 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 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 demofished are demolished.
- 20) This 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 sanction 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 with drawn.

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- 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 re-housing 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
- 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 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 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 hightly serving the purpose of a lock and the warning psripes of the ribbet pretessed with screw or dome shape pieces (like a garden mdari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter, the cistern shall be made easily, safely and permanently a ceasible by providing a firmly sfixed 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) 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 structures you will do so at your own risk.

S. D. D. 05/10/13
EXECUTIVE ENGINEER, Proposals
Zones Wards
BUILDING PROPOSAL (W.S.) R-WARD

5 OCT 2013

COPY TO LICENSED SURVEYOR/OWNER