

16. That the Registered undertaking shall not be submitted for the Mechanized Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and safety majors shall be taken to avoid any mishap and maintenance of the same shall be done regularly.
17. That the registered undertaking shall be submitted before C.C for the area reserved for parking shall be used / utilized for the purpose of parking only.
18. That the special attendant shall be deployed to control the maneuvering and the movement of car between entry and exit gates and between entry and exist to the lifts, at the junctions of mechanized parking system.
19. That the registered undertaking shall be submitted before C.C. that the clauses will be incorporated in the sale agreement of prospective buyers/members 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 liable M.C.G.M. for failure of mechanical Parking system / car lift in future.
 - d. That the buyer / member will not be held liable M.C.G.M. for the proposed inadequate / sub standard sizes of rooms in future.
 - e. That the condition for inadequate maneuvering space of car parkings and no complaint to M.C.G.M. in this regard will made in future.
20. That the standby arrangement of generator / alternative electric power supply requisite capacity shall be made in case of failure of electric supply.
21. That the Regd. Agreement with the existing tenant along with the plans will not be submitted before demolition of existing structure.
22. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
23. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
24. That the Indemnity Bond indemnifying the Corporation for against any litigation, claims, disputes arising out the proposed inadequate size of rooms will not be submitted before C.C./starting the work.
25. That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T&C)/E.E. (SEW)/E.E. (W.W.)/C.F.O. will not be obtained before requesting for

22 SEP 2014

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/WSH/0278/P/337(NEW) of _____

27 JAN 2015

✓ To,
Shri Vinayak Lomate,
Architect.

Sub : Proposed residential building on plot bearing C.T.S.
No.21/A/2 of Plot No.62 of Village Pahadi Goregaon,
Goregaon (E), Mumbai.

Ref : Your letter dated 05.11.2014.

Gentleman,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under even No. dt. 22.09.2014 shall be applicable and should be complied with.
- 2) That the revised R.C.C. design and calculation should be submitted.
- 3) That the Revised Drainage approval shall be obtained before C.C.
- 4) That NOC from A.E.W.W. P/North Ward for no dues pending should be submitted before C.C.
- 5) That all the payments shall be paid before C.C.
- 6) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.
- 7) That the Registered Undertaking shall 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.
- 8) That the Registered Undertaking shall be submitted regarding any adverse clarification received from Govt. of Maharashtra in respect of condition No.7 of Govt. Notification No.TPB-4308/776/CR-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.

- 9) 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.

One set of approved/certified plan is returned herewith as a token of approval.

27 JAN 2015

Yours faithfully,

Encl.: 1 set of plan.

 27/1/15
Executive Engineer (Bldg. Prop.)
(W. S.) 'P' Ward.

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

1. That certificate under Sec. 270A of B.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.

22 SEP 2014

THIS I.O.D./C.C. IS ISSUED SUBJECT
TO THE PROVISIONS OF URBAN LAND
SEILING AND REGULATIONS ACT 1978


EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) P-WARD

22 SEP 2014

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 demolished 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 withdrawn.
- 21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - (i) Specific plans in respect of evicting or 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 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 a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mdari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter, the cistern shall be made easily, safely and permanently a ceasible by providing a firmly 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.
- 34) "That the owner/developer and concerned Architect / Licensed Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, C.C. subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
 - c) Copies of Soil investigation reports.
 - d) RCC details and canvas mounted structural drawings.
 - e) Structural Stability Certificate from Licensed Structural Engineer.
 - f) Structural Audit Reports.
 - g) All details of repairs carried out in the buildings.
 - h) Supervision certificate issued by the Licensed Site Supervisor.
 - i) Building Completion Certificate issued by Licensed Surveyor / Architect.
 - j) NOC and completion certificate issued by the C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate. The prospective society / end user shall preserve and maintain the above said documents / plans and shall preserve and maintain the above said documents / plans and shall also preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, to check and to carry out fire safety audit time to time as per the requirement of C.F.O. through the authorized agencies of M.C.G.M.

The necessary condition to this effect shall also be incorporated in the sale agreement / supportive agreement so that the end user / prospective society will take over the above said documents from the Developer. End user / prospective society shall carry out necessary repairs / structural audit/fire audits at regular intervals. The registered undertaking and indemnity bond to that effect shall be submitted by the developer and certified copy of the agreement / supportive agreement showing the above conditions shall be submitted to the office of Executive Engineer (Building Proposals)".

22 SEP 2014

500-2/09/14
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) P-WARD

COPY TO LICENSED SURVEYOR/OWNER