

17 FEB 2013

2

- ( ) 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 ..... 200 , but not so as to contravene 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 and force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals.  
Zone K Wards

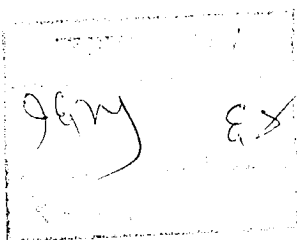
## SPECIAL INSTRUCTIONS.

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 Bye Law No.8, 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 centre 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. ( ) meters 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 Service 353-A about the necessity 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) (aaa) of the Bombay Municipal Corporation Act.
- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban 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 thereunder.

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

C4E\2012\O.D\0816.DOC



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

**This I.O.D./C.C. is issued subject  
to the provision of Urban Land  
celling and Regulation Act. 1976**

**Ex. Engineer Bldg. Proposal (W.S  
H and K Wards  
Municipal Office, R. K. Patkar Marg.  
Chandra (West), Mumbai - 400 050**

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

No. CHE/WS/0816/K/337 (NEW) of 20

MEMORANDUM

Shri Prasad Patil, Proprietor of M/s.Nivara Developer. C.A. to M/s. Vikirani Ltd.



With reference to your Notice, letter No.....1167.....dated ..... and delivered on  
.....200..... and the plans, Sections, Specifications and Description and further particulars  
and details of your building at proposed residential building on plot bearing CTS No.526A of village  
Vileparle at Tejpal Scheme Road No.1, Vileparle (East), Mumbai, furnished to me under your letter  
dated.....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. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK /  
BEFORE PLINTH C.C.**

- 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 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 as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.)/ E.E.S.W.D. of W.S. before submitting B.C.C
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.
- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

16 FEB 2008  
R.K. Patkar  
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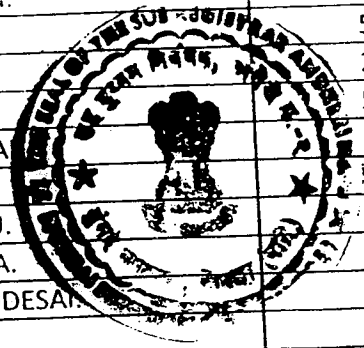
RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LTD.

Annexure "C"  
LIST OF EXISTING MEMBERS AND CARPET AREA OCCUPIED IN SQFT.FTS.

63  
2022

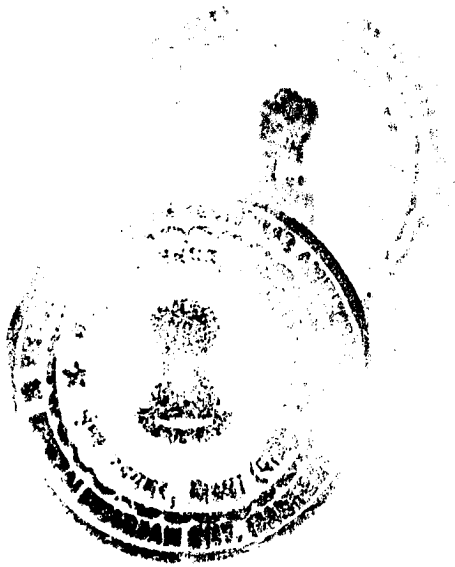
FLAT NO.	NAME OF THE MEMBER	EXISTING CARPET AREA	41% ADDITIONAL CARPET AREA	PURCHASE CARPET AREA	TOTAL CARPET AREA
					719.1
1	SHRI. R. R. PATIL	510	209.1		719.1
2	MRS. A. A. PATIL	540	221.4		761.4
3	SHRI. V. N. INAMDAR.	510	209.1		719.1
4	SMT. S. B. SALGAOKAR.	510	209.1		719.1
5	SHRI. D. D. PATWARDHAN.	540	221.4		761.4
6	SHRI. A. N. PHADNIS.	510	209.1		719.1
7	SHRI. C. R. THUSE.	510	209.1		719.1
8	SMT. S. R. TAMHANE.	540	221.4		761.4
9	SHRI. Y. M. THAKURDESAI.	510	209.1		719.1
10	MRS. A. S. ACHREKAR.	510	209.1		719.1
11	SMT. R. D. PARANJPE.	540	221.4		761.4
12	SHRI. S. D. MOKASHI.	510	209.1		719.1
13	MRS. R. R. BAPAT.	510	209.1	28	719.1
14	SHRI. S. S. LONDHE.	270	110.7	381	382.91
15	MRS. D. B. VARMA.	510	209.1	330	195.31
16	MRS. A. S. ACHREKA	647	265.27	48	50
17	SHRI. H. P. TIPNIS.	560	229.6	100	106
18	SHRI. R. N. PRABHU.	647	265.27		912.27
19	SMT. M. M. VAIDYA.	560	229.6	100	106
20	SHRI. S. P. PRABHUDESAI.	647	265.27		912.27
21	SHRI. R. B. NABAR.	560	229.6	100	106
22	SMT. S. D. DIVEKAR.	647	265.27		912.27
23	SHRI. S. N. PADALKAR	560	229.6		789.6
		12358	5066.78	1059	18483.78

Floor



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### बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

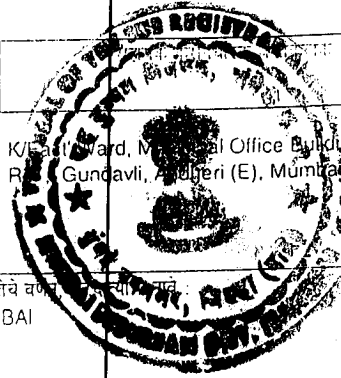
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००१.

भांडवली मूल्याधारित तात्पुरते मालमत्ता कराचे देयक.

संकेतस्थळ : www.mcgm.gov.in

10180  
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पत्रांक क्रमांक (१)	लेखा क्रमांक	वर्ष क्रमांक	मालमत्ता वर्षावरील
00058406	KE0404750110000	--	2011-2012
पत्रकाराचे नाव व पत्ता THE SECRETARY IN CHARGE CO OP HSG SOCIETY LTD, TEJPAL SCHEME ROAD NO 1, VILE PARLE EAST MUMBAI 400057,			K/111 Ward, Municipal Office Building, Azad Road, Gundavli, Andheri (E), Mumbai, 400 069
मालमत्ता क्रमांक, सदनांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / फ्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ष K-1645 (3A) 26AA AB B1 TEJPAL SCHEME ROAD NO 1 GARAGE 146 & 147 26AB 26BA, MUMBAI			
RAVIKIRAN CO OP HOUSING SOCIETY LTD,			



दि. ३१.०३.२०११ रोजीची धकताकी

353

मुंबई महानगरपालिका अधिनियम १८८८ च्या कलम १४० अ च्या उपकलम (२) अन्वये भांडवली मूल्याधारित मालमत्ता कराचे तात्पुरते देयक.

पत्र  
२०११

201110BIL07113384 01-APR-11 to 30-SEP-11	देयक क्र. व देयकाचा कालावधी	201120BIL07113385 01-OCT-11 to 31-MAR-12
94	सर्वसाधारण कर / General Tax	94
0	पाणीपट्टी / Water Tax	0
0		0
0	जललाभकर / Water Benefit Tax	0
78		78
0	मलनिःसारण कर / Sewerage Tax	0
0		0
0	मलनिःसारण लाभ कर / Sewerage Benefit Tax	0
47		47
38	म.न.पा. शिक्षण उपकर / Mun. Education Cess	38
0	राज्य शिक्षण उपकर / State Education Cess	0
38		38
9	रोजगार हमी उपकर / Employment Guarantee Cess	9
2	वृक्ष उपकर / Tree Cess	2
47	पथकर / Street Tax	47
353	देयक रक्कम	353
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.	0
353	निव्वळ देय असलेली रक्कम रु.	353
15-09-2011	देय दिनांक	31-12-2011



संदेशः

- अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
- महापालिकेशी कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमत्तेचा लेखा क्रमांक व नवीन क्रमांक नमूद करणे अनिवार्य राहिल
- लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.
- बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-संपर्क - २२६९४७२७.

व. दे. पदेरे  
करनिर्धारक व संकलक

सूचना व अधिक माहितीसाठी कृपया मागे पहावे.  
The Billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with date errors if any.

E & OE.





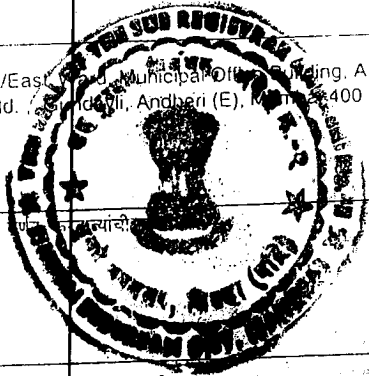
2017	
2017	25
2017	



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
तळ भजना, मुख्य इमारत, महापालिका मार्ग, मु - ४०० ००२.  
भांडवली मूल्याधारित तात्पुरते मालमत्ता कराचे देयक.  
संकेतस्थळ : www.mcgm.gov.in

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मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	बाँडे क्रमांक	मालमत्ता करवर्ष	सहायक करनिर्धारक व संकलक
00058405	KE0404750030000		2011-2012	
पत्रकाराचे नाव व पत्ता THE SECRETARY RAVIKIRAN CO OP HSG SOC LTD. TEJPAL SCHEME RD NO 1, VILE PARLE EMUMBAI 400057.				K/East Municipal Office Building, Azad Rd. Andheri (E), Mumbai - 400 069
मालमत्ता क्रमांक, सवनीकर क्रमांक, इमारतीचे नाव / विंग, सी. टी. एस. क्र. / प्लॉट क्र., पत्ताचे नाव, मार्ग क्र., गाव, ठिकाण, मालमत्तेचे पत्ता व मालमत्ता क्रमांक K-1645(3) 1646 & 1647 26AA-AB-B 26AB/26B TEJPAL SCHE ME RD NO 1 HOUSE, MUMBAI				
RAVIKARAN CO OP HOUSING SOCIETY LTD,				
दि. ३१.०३.२०११ रोजीची थकवावी				11745

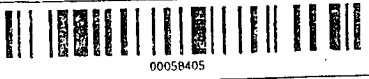


मुंबई महानगरपालिका अधिनियम १८८८ च्या कलम १४० अ च्या उपकलम (२) अन्वये भांडवली मूल्याधारित मालमत्ता कराचे तात्पुरते देयक.

201110BIL07113382 01-APR-11 to 30-SEP-11	देयक क्र. व देयकाचा कालावधी	निसासे / अनिसासे / R / NR	201120BIL07113383 01-OCT-11 to 31-MAR-12
4220	सर्वसाधारण कर / General Tax	निसासे / R	4220
0	पाणीपट्टी / Water Tax	अनिसासे / NR	0
0		निसासे / R	1758
1758	जललाभकर / Water Benefit Tax	अनिसासे / NR	0
0		निसासे / R	0
0	मलनिःसारण कर / Sewerage Tax	अनिसासे / NR	0
1055	मलनिःसारण लाभ कर / Sewerage Benefit Tax	निसासे / R	1055
0		अनिसासे / NR	0
1688	म. न. पा. शिक्षण उपकर / Mun. Education Cess	निसासे / R	1688
844	राज्य शिक्षण उपकर / State Education Cess	अनिसासे / NR	844
0		निसासे / R	0
0	रोजगार हमी उपकर / Employment Guarantee Cess	अनिसासे / NR	0
70	वृक्ष उपकर / Tree Cess	निसासे / R	70
2110	पथकर / Street Tax	अनिसासे / NR	2110
11745	देयक रक्कम		11745
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.		0
11745	निव्वळ देय असलेली रक्कम रु.		11745
15-09-2011	देय दिनांक		31-12-2011

बंद - ४/

2011



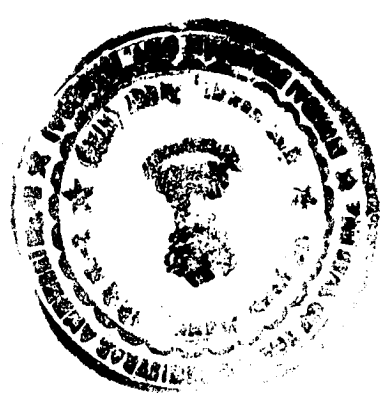
- १) अग्रिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
- २) महापालिकेशी कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमत्तेचा लेखा क्रमांक व नवीन क्रमांक नमूद करणे अनिवार्य राहिल
- ३) लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.
- ४) बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-संपर्क - २२६९४७२७.

व. दे. पंदेरे  
करनिर्धारक व संकलक

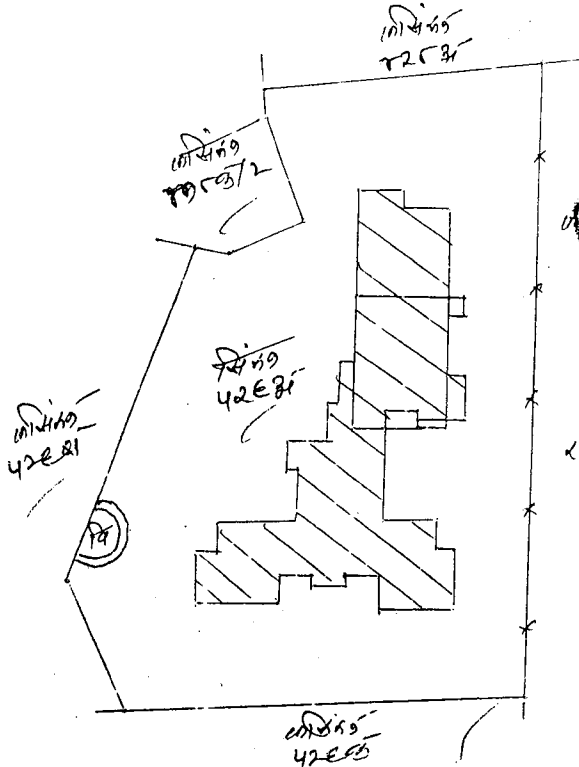
E & OE.

नूचना व अधिक माहितीसाठी कृपया मागे पहावे.  
The Billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

	102
85	Huber
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अर्थात्: संजय मिरगे यांचा अर्जावर अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे. अर्जावर अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे.

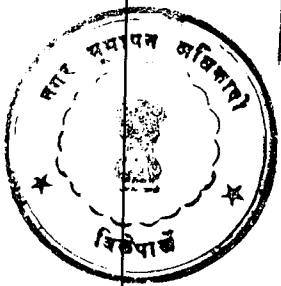


दिनांक	२१
पृष्ठ	५३
वर्ष	२०१३

टिप: सदर नकाशा नकाशा आणि एअर अंमल - अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे.

- (१) अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे.
- (२) अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे.
- (३) अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे.

अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे. अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे.



सत्य-प्रतिलिपी

अंमल ठरवून देण्यात येईल असे न्यायालयाने ठरविले आहे.

व. भू. अ., विलेपार







05m  
Linas

Share Certificate No. 0015

Member's Register No. S

# RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED

VILE PARLE (East), BOMBAY-57.

Regd. No. BOM/H3G 1508 of 1967

## CAPITAL Rs. 1,00,000

(Divided into 2,000 Shares of Rupees Fifty each)

THIS IS TO CERTIFY that Shri/Smt. Subhash Premnath Prabhudesai

of Bombay is the Registered Holder of 95 (Ninety five)

Shares of Rupees fifty each numbered 251 to 345

inclusive in RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LTD., subject to the Bye-laws of the said Society, and that upon each of such Shares the sum of Rupees fifty has been paid

GIVEN under the Common Seal of the said Society at Bombay

day of October ~~December~~ 1968  
M. Vaidya



M. Vaidya Chairman

Subhash Secretary

B. M. J. Member of the Committee



Handwritten notes and stamps in a rectangular box, including '95' and 'SC'.





78	
Emb6	

Share Certificate No. **0003**

Member's Register No. **5**

# RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED

VILE PARLE (East), BOMBAY-57.

Regd. No BOM/HSG 1508 of 1967

## CAPITAL Rs. 1,00,000

(Divided into 2,000 Shares of Rupees Fifty each)

THIS IS TO CERTIFY that Shri/~~Smt.~~ Subhash Premnath Prabhudesai

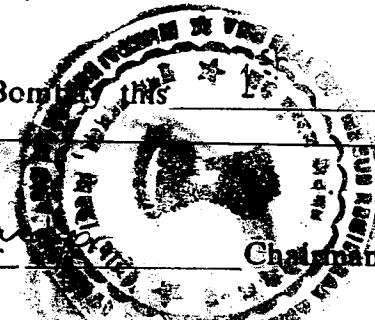
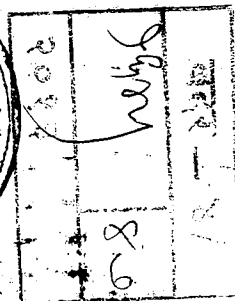
of Bombay is the Registered Holder of 5 (five)

Shares of Rupees fifty each numbered 11 to 15

inclusive in RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LTD., subject to the Bye-laws of the said Society, and that upon each of such Shares the sum of Rupees fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay

day of December 1967



M. Va Chairman

U. K. Secretary

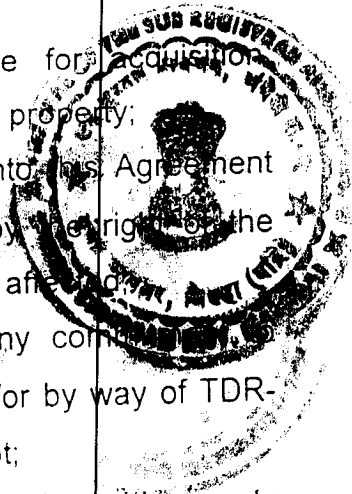
[Signature] Member of the Committee

38	Subs
12	1992



the Society restraining the society from developing the said property;

- iv. The Society has not received any notice for acquisition, requisition or reservation in respect of the said property;
- v. The Society is absolutely entitled to enter into this Agreement and in future shall not do any act, whereby the rights of the Developer created herein may prejudicially be affected;
- vi. The Society has not in any way made any compromise with anyone for allowing the right to use FSI and/or by way of TDR-FSI for putting up new building on the said Plot;
- vii. The Society has a clear and marketable title to the said property free from all encumbrances, claims, charges, tenancy or demands of any nature whatsoever and there are no encumbrances, tenancies, mortgage/s, charges, lien or claim by any person or persons in respect of the said property;
- viii. Society has maintained proper audited accounts;



**2. DEVELOPERS UNDERTAKING:**

In consideration of the Society granting to the Developers the right to redevelop said property the Developers has agreed to

- 2.1 To construct a new building on the said plot of land consisting of basement, stilt and 7 (Seven) upper floors, the Developers agrees to provide 41% additional legal carpet area, free of cost

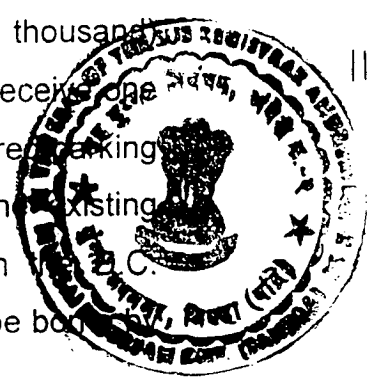
on existing carpet area to each of the existing member, as shown in details (as set out) in Annexure "C", if any member desires to buy any additional area, over and above the above mentioned 41%

additional free carpet area, the Developers hereby agrees to give it at the rate of Rs.22,000/- (Rupees Twenty two thousand per sq. ft. carpet, all members will also be entitled to receive one each covered car parking space (70% of the stilt covered parking and remaining in the Basement will be given to the existing members of the society) If there is any change in the Regulations and any premium charged the same will be borne by the Developer.

- 2.2 To enable the members to mitigate the increased tax and outgoings which they may have to pay in respect of the new flat and to compensate them for the risk taken and the hardship they

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1594.6  
 + 314.93  
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 1909.53  
 - 1378.21



E.S.

531.32 \* 75100/- = 399,00630/-

1) )  
 2) E.S. 314.93 \* 16000 \* 40% = 200155002  
~~94,60,500/-~~



~~4,13,61,130/-~~  
 49,36,500

1) corpus - 22000 \* 12358 = 271,87,600/-

2) Grant 70 \* 12358 = 8,65,100/-

3) shifting - = 23. \* 20000 = 4,60,000/-

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4) Bookage - 70 \* 12358 = 8,65,100/-

5) Constructed - 1943.28 \* 16000/- = 3,10,93,000/-

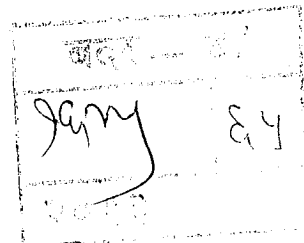
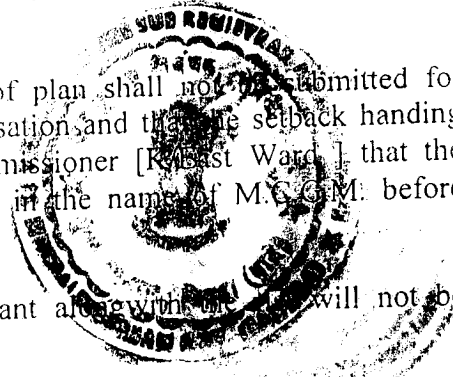
6) parking - 120 \* 23 \* 16000/- \* 15% = 10,26,500/-

8,13,94,000/-

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- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking 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.
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 9) 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 the setback handing over certificate will not be obtained from Asst. Commissioner [K/East Ward] that the ownership of the setback land will not be transferred in the name of M.C.C.M. before demolition of existing building.
- 10) That the Registered Agreement with the existing tenant alongwith the will not be submitted before C.C.
- 11) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 12) 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.
- 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 requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C.K/EastWard, [v] S.P. [vi] S.W.D., [vii]M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 15) That the basement will not comply with basement rules and regulations and registered undertaking. for not misusing the basement will not be submitted before C.C.
- 16) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 17) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall not be submitted before applying for C.C.
- 18) That the true copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C
- 19) That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.



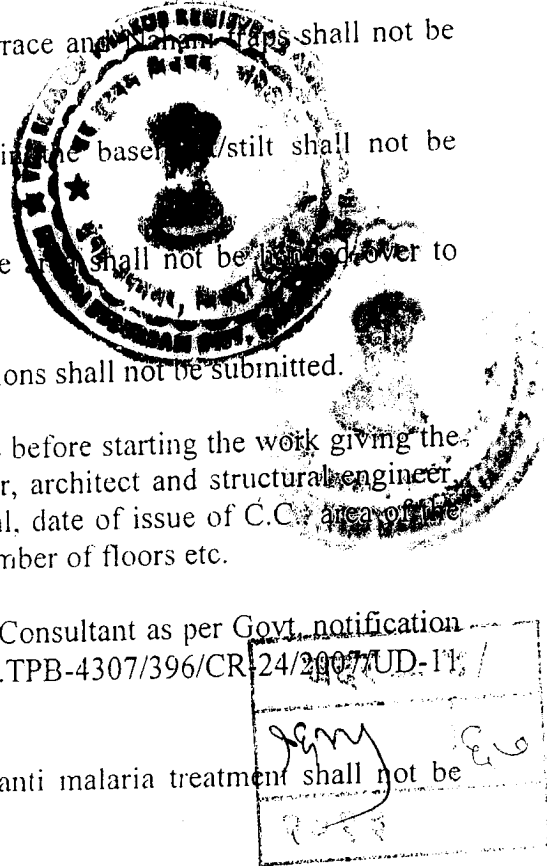
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- 20) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 21) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 22) That the requisite premium as intimated will not be paid before applying for C.C.
- 23) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 24) 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.
- 25) That the Phase programme will not be got approved before asking for C.C.
- 26) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 27) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 28) That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 29) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 30) 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.
- 31) 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.
- 32) 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.
- 33) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/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.



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- 34) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 35) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s. and area claimed free of F.S.I. will not be submitted.
- 36) That the registered undertaking for water proofing of terrace and parapets shall not be submitted.
- 37) That the N.O.C. from E.E.[T&C] for parking layout in the basement /stilt shall not be submitted.
- 38) That setback/D.P. Road/D.P. Reservation/Amenity Space shall not be handed over to M.C.G.M.
- 39) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 40) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C. area of the plot, permissible built up area, built up area approved, number of floors etc.
- 41) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11/ dt.6/6/2007 shall not be submitted.
- 42) That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/East Ward].
- 43) That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.
- 44) That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 45) That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 46) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.
- 47) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.



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- 48) That the N.O.C. from Collector – M.S.D. for excavation of land shall not be submitted.
- 49) That remarks / specifications regarding formation level and construction of road from the office of Dy. Chief Engineer [Roads] W.S. shall not be obtained before applying for C.C.
- 50) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 51) The developer shall not submit the registered undertaking agreeing to comply with & follow the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 52) That the developer will not intimate the prospective buyer and existing tenants regarding the provisions availed for deficiency in open space etc. as well as not objecting neighbourhood development with deficiency etc.
- 53) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.
- 54) That the R.U.T. shall not be submitted by the developer for fungible FSI that rehab area shall not be used for sale component.
- 55) That the requirement of N.O.C. from C.A., U.L.C. & R. Act will be complied with before starting the work above plinth level and Affidavit-cum-Indemnity Bond as required u/No. ULC-10 (2008)/CR-1/2008/ULCR-1 dtd. 01-3-2008 shall not be submitted by developer.

**CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**

- 1) That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2) That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3) 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 and Affidavit-cum-Indemnity Bond as required u/No. ULC-10 (2008)/CR-1/2008/ULCR-1 dtd. 01-3-2008 shall not be submitted by developer.
- 4) 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.
- 5) That the N.O.C. from A.A. & C. [K/East] shall not be submitted.
- 6) That the plinth stability certificate from R.C.C. consultant shall not be submitted.

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- 7) That the work-start notice shall not be submitted.
- 8) That the design of the road crust obtained from the Road Consultant of the office of Dy.Chief Engineer [Roads]W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C. beyond plinth.
- 9) That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
- 10) That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
- 11) That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 12) That the monthly status report shall not be submitted regularly.

**C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-**

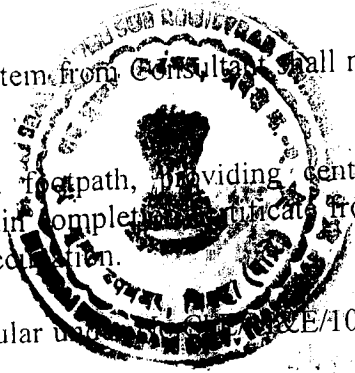
- 1) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system of the residential part of the building will not be affected.
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the existing well will not be covered with R.C.C. slab.
- 6) That the 10' 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 unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 8) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 9) That the carriage entrance will not be provided before starting the work.
- 10) That the parking spaces will not be provided as per D.C.R. No.36.

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- 11) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 12) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 13) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 14) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 15) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 16) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 17) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 18) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 19) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 20) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/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.
- 21) That the Drainage Completion Certificate shall not be submitted.
- 22) That the Lift Inspector's completion certificate shall not be submitted.
- 23) That the structural stability certificate shall not be submitted.
- 24) That the Site Supervisor's completion certificate shall not be submitted.
- 25) That the smoke test certificate shall not be submitted.
- 26) That the water proofing certificate shall not be submitted.
- 27) That the N.O.C. from A.A. & C. [ K/East Ward] shall not be submitted.

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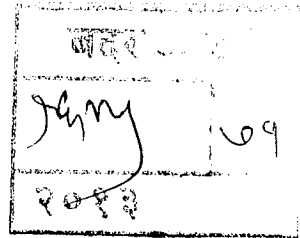
- 28) That the setback area shall not be transferred in the name of M.C.G.M.
- 29) That the P.R.Card for plots in the name of applicant shall not be submitted.
- 30) That the N.A. order shall not be submitted.
- 31) That the final completion certificate from C.F.O. shall not be submitted.
- 32) That the formal order from U.L.C. shall not be submitted.
- 33) That the completion certificate for Rain Water Harvesting System from Consultants shall not be submitted.
- 34) That the construction of road including S.W. Drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads]W.S. shall not be submitted before applying for occupation.
- 35) That the Energy Conservation Systems as stipulated vide circular dt.16/06/2008 shall not be complied with.
- 36) That the list of documents required to be scanned and legible scanned image shall not be submitted.



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

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

*[Signature]*  
 14/2/13  
 EX. ENGR. BLDG. PROPOSAL  
 (W. 3.) K/EAST/WEST WARDS





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9696		202