



BRIHANMUMBAI MUNICIPAL CORPORATION

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

No. P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/IOD/1/New
Dated- 19 October 2023

MEMORANDUM

Municipal Office,
Mumbai

To,

Godrej Properties Limited

Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai – 400 079

With reference to your Notice 337 (New) , letter No. * dated. 24/5/2023 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential Development on plot bearing CTS No. 418, 418/1 to 418/11 of Village Deonar, M/East ward, Deonar Farm Road, Chembur (East) Mumbai 400088.418,418/1 to 418/11 furnished to me under your letter, dated 24/5/2023. 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 Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of clause 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the work shall not be carried out between 6.00 am to 10.00pm only in accordance with rule 5A(3) of the noise pollution (Regulation & control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 6 That the Remarks, design, planning etc. from the respective consultant shall not be submitted for following: a. Structural design & plan showing the structural details for the proposed building.
- 7 That the Structural Engineer/Site Supervisor will not be appointed and supervision memo as per Appendix XI (Regulation 5(3)(ix) will not be submitted by him.

- 8 That the Remarks of concerned authorities / empaneled consultants for the approved plan, shall not be submitted for: A) S.W.D. B) Parking C) Sewerage D) Water Works E) Hydraulic Engineer F) PCO G) NOC from Tree Authority H) Drainage layout from Licensed plumber. I) NOC from Electric Supply Company J) NOC from A.A. & C 'M/E' ward.
- 9 That the regular/sanctioned/proposed lines, DP roads 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 applying for C.C.
- 10 That the registered undertaking and additional copy of plan shall not be submitted for agreeing to handover the setback land free of compensation and that the setback handing over certificate shall not be obtained from Ward Officer and the ownership of the setback land shall not be transferred in the name of M.C.G.M
- 11 That the N.O.C. of Chief Fire Officer will not be obtained & the requisition, if any, shall not be complied with before occupation certificate/B.C.C.
- 12 That the no dues pending certificate from A.E Water works 'M/E' ward shall not be submitted.
- 13 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 14 That the specific NOC from Electric supply co. for substation shall not be obtained and the requisitions, if any, shall not be complied with before occupation certificate/BCC.
- 15 That the low lying plot shall not be filled up to reduced level of at least 27.55 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will be levelled, rolled, consolidated and sloped towards road side before starting the work.
- 16 That adequate care shall not be taken to safeguard the trees existing on the plot while carrying out construction work and remarks from S.G. shall not be submitted.
- 17 That the notice under Sec. 347(1)(a) of the Mumbai Municipal Corporation Act shall not be sent for intimating the date of commencement of the work.
- 18 That the clearance Certificate from Assessment Department ('L' Ward) regarding up to date payment of Municipal taxes etc. shall not be submitted.
- 19 That the carriage entrance shall not be provided before starting the work.
- 20 That the development charges as per M.R.T.P (Amendment) Act 1992 shall not be paid.
- 21 That registered undertaking shall not be submitted mentioning that a store room with separate entry and indirect ventilation on all floors of the building shall not be disclosed in sale agreement.
- 22 That the undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted.
- 23 That the adequate and decent temporary sanitary accommodation shall not be provided for construction workers before starting the work. The mobile toilet shall not be provided on site to keep proper sanitation as per CircularU/No.CHE/DP/27391/Gen dated 07/01/2019.
- 24 That the documentary evidence regarding ownership, area & boundaries of holding is not produced by way of extracts from District Inspector of Land Records, extracts from City Survey Record and Conveyance Deed etc. Separate PRC of land under reference in the name of Owner shall not be submitted.

- 25 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 26 That the C.C. shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, malaria etc. is made to the insecticide officer of the concerned ward office and provision shall not be made as and when required by insecticide officer for inspection of water tanks by providing safe and stable ladder etc, and requirement as communicated by the insecticide officer shall not be complied with.
- 27 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.
- 28 That the necessary remarks for training of nalla/ construction of S.W.D. shall not be obtained from Dy.Ch. E. (S.W.D.) City & Central cell, before plinth C.C. and compliance of said remarks shall not be submitted before granting full C.C. for the building.
- 29 That construction area shall exceed 20000 sq.mt without obtaining NOC from MOEF
- 30 That the No Objection Certificate from Hydraulic Engineer for the proposed development shall not be obtained and his requirements shall not be complied with.
- 31 That the requirement of bye law 4(c) shall not be complied with before starting the drainage work and in case Municipal sewer is laid, the drainage work shall not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & Completion certificate from him shall not be submitted.
- 32 That the Owner shall not give advance possession of the land to be surrendered to MCGM. The said land free of encumbrances shall not be handed over to MCGM within 24 months from the date of approval of the building plans.
- 33 That the precautionary measures for Control of Air Pollution from Building Construction Activity, shall not be taken as per Mumbai Air Pollution Mitigation Plan Approved vide No. MGC/A/1386/13.03.2023 and as per circular u/no. CHE/DP/214/Gen dated 15.09.2023
- 34 That HE NOC for water trunk/aqueduct passing through the plot u/r shall not be submitted.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall not be submitted & Plinth shall not be got checked by this office staff.
- 2 All the requisite payments as intimated by various departments of BMC shall not be paid.
- 3 That the C.C. shall not be re-endorsed.
- 4 That the Material testing report shall not be submitted.
- 5 That the quarterly progress report of the work will not be submitted by the Architect.
- 6 That the Valid Janata Insurance policy shall not be submitted.
- 7 That the P.C.O.'s one time charges as per E.O.D.B. policy shall not be paid before F.C.C.
- 8 That the Valid Civil Aviation NOC for height clearance through Nocas shall not be submitted before requesting CC beyond plinth. Further all conditions mentioned therein in Civil Aviation NOC shall not be complied with.

- 9 That the payment as per schedule of installment granted by Dy.Ch.E.(BP)ES dated 10.10.2023 shall not be made.
- 10 That setback area shall not be handed over to BMC.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the dust bin shall not be provided.
- 2 That 3.00mt. wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, 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.
- 5 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 6 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 7 That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Parking c) Water Works d) Fire Fighting Provisions (CFO NOC) e) Tree authority f) Hydraulic Engineer g) A.A. & C ('M/E') (h) Rain water harvesting i) Lift completion certificate from lift inspector shall not be submitted before occupation.
- 8 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall not be submitted.
- 9 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall not be submitted in prescribed format.
- 10 That the dry and wet garbage shall not be separated and the wet garbage generated in the same building shall not be treated separately on the same plot by residents / occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall not be incorporated by developer / owner.
- 11 That the final plans shall not be submitted along with Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
- 12 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 MCGM shall not be provided to the satisfaction of Municipal Commissioner.
- 13 That some of the drains shall not be laid internally with C.I.
- 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 height verification from Airport authority of India shall not be obtained and submitted.
- 16 That the Sample agreement with prospective buyers/members shall not be submitted 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 / members will not held M.C.G.M.

liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) the society & the prospective purchaser shall be made aware tandem parking and clause to that effect etc. will be incorporated in sale agreement. before submission of OCC/BCC.

- 17 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from RWH completed scheme on site.
- 18 That the Owner/Developer shall submit certificate under section 270A of MMC Act before asking BCC/Occupation Certificate for any part of the Building.
- 19 That the separate PRC of setback land in BMC name shall not be submitted
- 20 That completion certificate for conditions of major nalla remarks u.no. Dy.ChE./SWD/953/PC dated 17.10.2023 shall not be 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 18 October day of 2024 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.

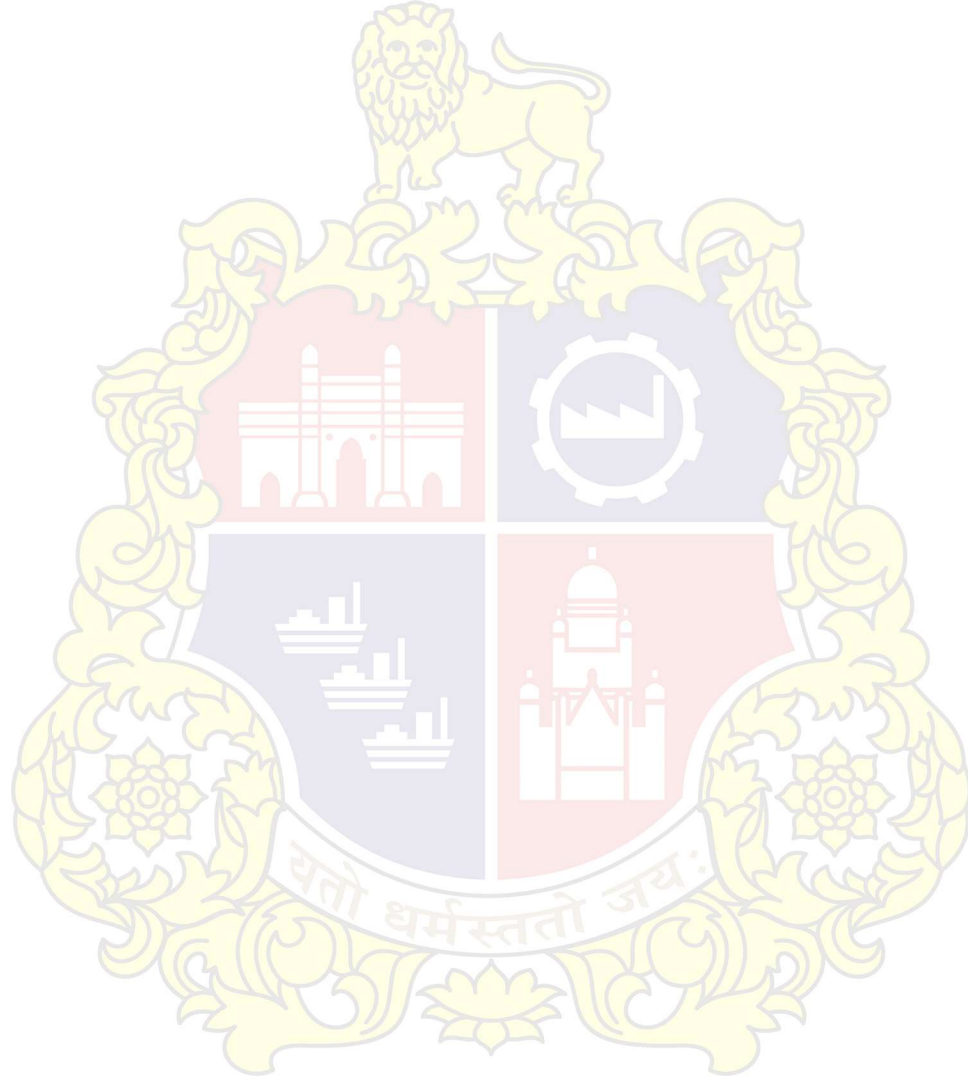
5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance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

P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/IOD/1/New

- Copy To :-
1. MANISH MANHARLAL SHAH
1101, Wing B, Western Edge - II , Western Express Highway, Borivali (East), Mumbai-400066
 2. Asst. Commissioner M/E Ward.
 3. A.E.W.W. M/E Ward,
 4. Dy.A & C. Eastern Suburb
 5. Chief Officer, M.B.R. & R. Board M/E Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) M/E Ward ,
 7. The Collector of Mumbai

