



BRIHANMUMBAI MUNICIPAL CORPORATION

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

No. P-12131/2022/(611 And Other)/S Ward/KANJUR-W/IOD/1/Amend
Dated- 10 January 2024

MEMORANDUM

Municipal Office,
Mumbai

To,

JaiHind Oil Mills Co.

153, L.B.S. Marg, Bhandup -West, Mumbai -400078.

With reference to your Notice 337 (New) , letter No. 000 dated. 22/7/2022 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Development on plot bearing C.T.S. No. 611, 611/1 to 10 of village Kanjur at L.B.S. Marg, 'S' Ward, Bhandup (West), Mumbai - 400 078.611, 611/1 to 10 furnished to me under your letter, dated 22/7/2022. 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 condition mentioned in the zero FSI IOD dated 13.01.2023 shall not be Submitted
- 2 That construction area shall not exceed 20,000 sq.mt without obtaining NOC from MOEF.
- 3 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
- 4 That the Janata Insurance Policy shall not be submitted.
- 5 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.
- 6 That the bore well shall not be constructed in consultation with H.E.
- 7 That the work shall not be carried out between sunrise and sunset and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 8 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.

- 9 That the prerequisites as per EODB Manuals shall not be submitted.
- 10 That the NOC from S.W.M. Department shall not be obtained in view of order of Hon'ble Supreme Court of India dated 15/03/2018(SLP Civil NoD-23708of 2017), for disposal of C & D waste.
- 11 That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.
- 12 That the developer / owner shall not demolish the structure/ building proposed to be demolished by following the guidelines proposed in the IS Code 4130:1991 amended upto date in respect of demolition of building-code of safety and not under the supervision of approved structural engineer duly registered with BMC.
- 13 That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act shall not be obtained before starting the proposed work.
- 14 That the Indemnity Bond indemnifying the Corporation for any action pending on existing structure, any legal dispute of plot, ownership, accident, damage risks, no nuisance to neighbourhood and occupants etc shall not be submitted.
- 15 That the amenity open space, accommodation reservation area, road set back area shall not be handed over to BMC.
- 16 That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) shall not be submitted by him.
- 17 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance shall not be submitted before C.C./starting the work.
- 18 That the DP Reservation/Road Setback/Amenity area shall not be handed over as per the provision of Reg.No.30 Note 8 & 9 of DCPR 2034.
- 19 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 20 That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.shall not be submitted.
- 21 That Conditions of Development Permission vide no. P-12131/2022/(611 And Other)/S Ward/KANJUR-W/337/1/New. dated 06.10.2022 shall not be complied with.
- 22 That undertaking cum indemnity bond from owner stating that they have not received any notice from ULC Authority for handing over / acquiring the land under reference to ULC authority under any section of ULC&R Act shall not be submitted.
- 23 That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 24 That the extra water & sewerage charges will not be paid to the assistant engineer water works before C.C.
- 25 That the demarcation of road along with curvature shall not be submitted from AE(Survey)ES/ concerned department. to this office.
- 26 That Preferably electric vehicle shall not be used for all the development activities such as transporting

material/Human Resources etc.

- 27 That the Access shall not be provides to DP Reservation/Amenity area.
- 28 That the registered U/T shall not be submitted by owner/developer that the additional parking spaces will be surrendered to BMC free of cost if full FSI including fungible is not utilized by way of submitting amended plans.
- 29 That the PR card in the Name of Owner shall not be submitted.
- 30 That the precautionary measures for Control of Air Pollution from Building Construction Activity, shall be taken as per Mumbai Air Pollution Mitigation Plan approved vide No. MGC/A/1386/13.03.2023 and as per circular issued vide no. CHE/DP/214/GEN/dated 15.09.2023 and guideline issued vide Dt. 25.10.2023.
- 31 That the PCO charges as per amended plans shall be paid and payment receipt shall be submitted before asking for C.C.
- 32 That the safety precautions as per reg 12(5) of DCPR 2034 shall be taken.
- 33 That the Advance possession Receipt for DP Reservation/Road Setback/Amenity area shall not be submitted to this office.
- 34 NOTE : This Intimation Of Disapproval is PROVISIONAL and upto plinth and issued on the basis of the terms and conditions contained in the Registered undertaking cum Indemnity bond dated 04.03.2022 submitted by the owner.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

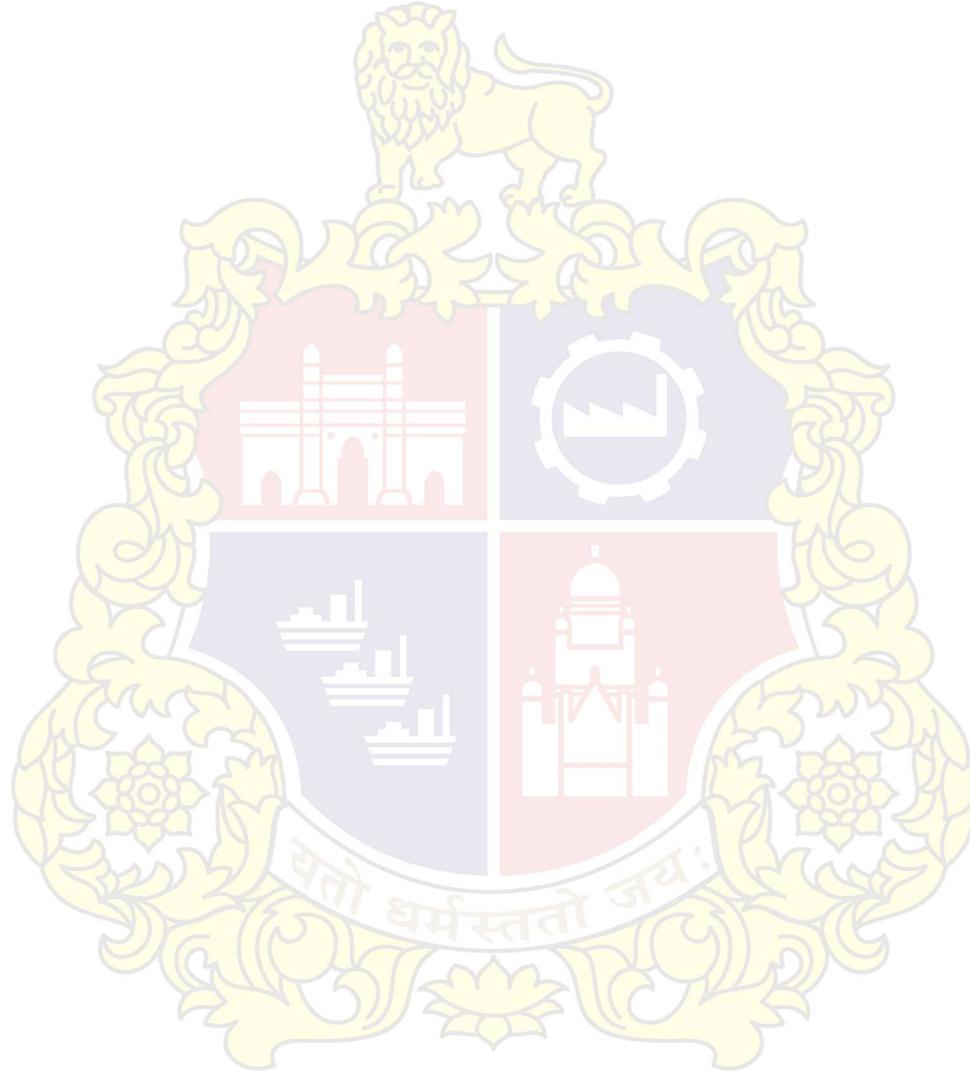
- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of BMC shall not be paid.
- 3 That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for : a) S.W.D. b) Parking c) Roads. d) Sewerage. e) Water Works. f) Fire Fighting Provisions. g) Mechanical Ventilation. h) Tree authority. i) Hydraulic Engineer. j) PCO. k) NOC from Electric Supply Company.
- 4 That in the event setback and /or AR Plot/ or Amenity (as per reg. 14B of DCPR-2034) shall not be handed over to BMC and the area equivalent to the area of Setback and /or AR Plot shall not be restricted till such area is handed over.
- 5 That the quarterly progress report of the work shall not be uploaded in online system.
- 6 That the NOC from Civil Aviation Department will be obtained for the proposed height of the building.
- 7 That the site supervisor & Structural Engineer certificate for Plinth completion shall not be submitted in prescribed format.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That 3.00 mt. wide paved pathway upto staircase will be provided.
- 2 That the open spaces as per approval, parking spaces and terrace will be kept open.
- 3 That the construction of layout road or access roads/ development of setback land will be done and the access and setback land will be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.

- 4 That the name plate/board showing Plot No., Name of the Bldg. etc. will 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 be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will 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) Roads. d) Sewerage. e) Water Works. f) CFO / Fire Fighting Provisions. g) Mechanical Ventilation. h) Tree authority. i) Hydraulic Engineer j) Assessment dept. shall not be submitted before occupation.
- 8 That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design plan shall not be submitted.
- 9 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 be provided and that drainage system or the residential part of the building will not be affected if applicable.
- 10 That the construction of D.P. road and development of setback land will be done including providing street lights and S.W.D.
- 11 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 12 That the dust bin will be provided.
- 13 That the top most elevation of the building shall not be got certified by Airport Authority of India /GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C.
- 14 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by residents /occupants of the building in the jurisdiction of BMC. Necessary condition in sale agreement with prospective buyer shall not be incorporated to that effect by the Developer / Owner.
- 15 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization / individual specialized in this field, as per the list furnished by Solid Waste Management Department of BMC, shall not be provided to the satisfaction of municipal commissioner.
- 16 That the PRC of setback land/Accommodation reservation and amenity open space in the name of BMC shall not be submitted.
- 17 That completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH completed scheme on site shall not be uploaded on RWH tab in online Auto DCR system.
- 18 That the conditions as stipulated in Development Permission vide no. P-12131/2022/(611 And Other)/S Ward/KANJUR-W/337/1/New. dated 06.10.2022 shall not be complied with.
- 19 That the completion certificate from EE(mech)EI(P&D)for provision of artificial light, ventilation/ AHU shall not be submitted.

- 20 That the premiums, if any, towards additional / balance areas as applicable shall not be paid.
- 21 That the Occupation of AR Building shall not be granted and AR Building shall not be handed over to BMC before requesting Occupation of any other Part of the building.
- 22 That the Certificate under section 270A as per MMC act shall not be submitted before Occupation.



() 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 9 January day of 2025 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.

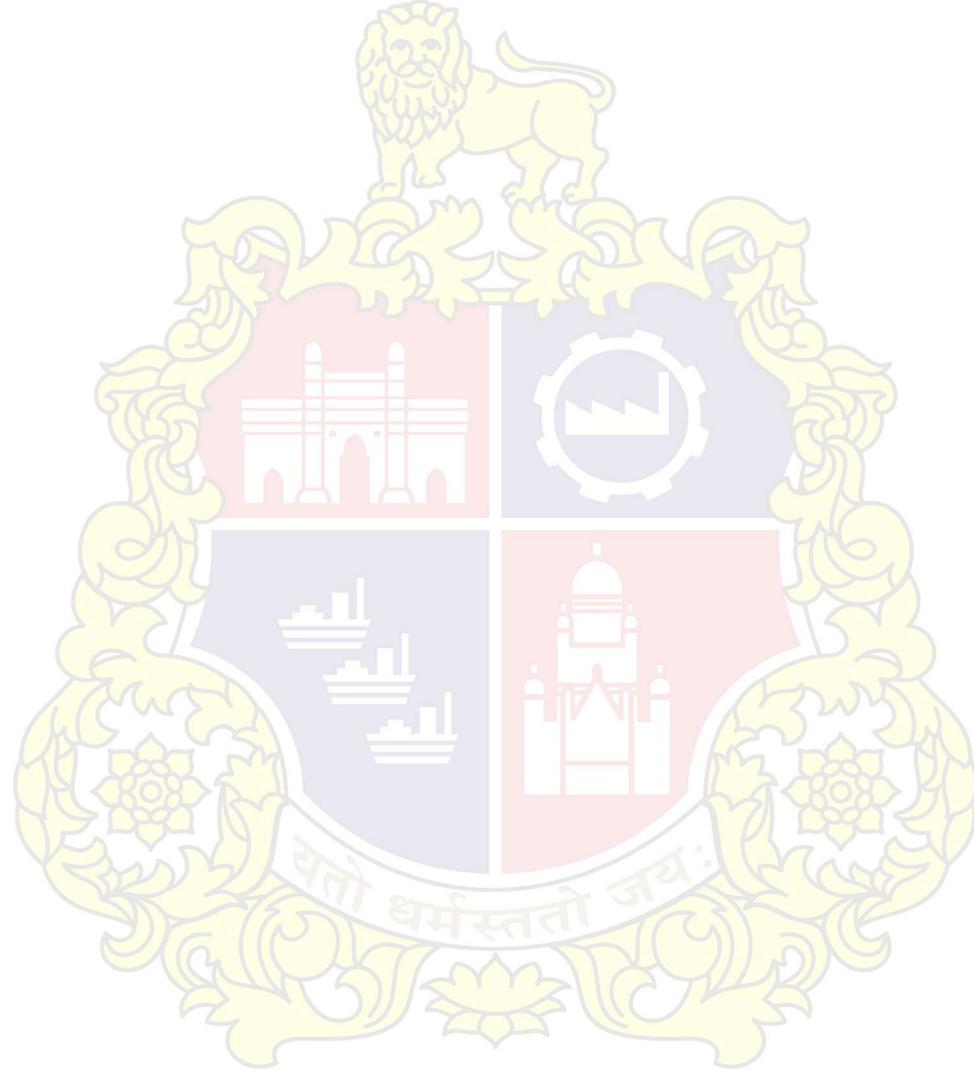
5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance 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-12131/2022/(611 And Other)/S Ward/KANJUR-W/IOD/1/Amend

- Copy To :-
1. SHASHIKANT LAXMAN JADHAV
B-106, NATRAJ BLDG., MULUND (W)
 2. Asst. Commissioner S Ward.
 3. A.E.W.W. S Ward,
 4. Dy.A & C. Eastern Suburb
 5. Chief Officer, M.B.R. & R. Board S Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) S Ward ,
 7. The Collector of Mumbai

