

NO. CHE/8227/BP(WS)/AP

6 AUG 2005

To,

M/s. Nagari Nivara Parishad,
Goragaon (East), Mumbai.
Owner.

SUBEE

Subject : Permission to occupy the completed building on Sub Plot 20 of land bearing C.T.S. No. 827/C, Survey No. 239(pt) of village Malad, situated at Malad (East), Mumbai for Nagari Niwara Parishad.

Reference : Your Arch's letter dated 08/10/2004

The development work of building on Sub plot No. 17 comprising of Ground + 6 upper floors on plot No. 20 of layout bearing C.T.S. No. 827/C, Survey No. 239(pt) of village Malad, situate at Malad (East), Mumbai for Nagari Niwara Parishad completed under the supervision of Shri Shirish B. Patel, Licenced Architect having Lic. No. P/89, Shri P.H. Shirnivasachar, Licenced Structural Engineer, having Licence No. STR/S/68 and Lic. Site Supervisor, Shri N.B. Gawali, having Licence No. G/153/SS-III, may be occupied on the following conditions :-

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E.W.W.P/North and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout / sub-division/amalgamation shall be complied with.
3. That all the intimation of disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.
4. That D.I.L.R.'s certificate for transfer of ownership of setback land in the name of M.C.G.M. shall be submitted before B.C.C.
5. That the Co.Op.Hsg.Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

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1 MAR 2024
B.P.(W.S.) II

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A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

[Signature]
hlp

Ex. Engineer. Bldg. Propos
(Western Suburbs) P & K/W Wards.

Recd
4-8-2005
S.E.B.P. (P/N) A.E.B.P. (P)

[Signature]

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No.

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- Copy to :
1. Architect, Shri Shirish Patel.
 2. Asstt. Commissioner, P/North
 3. E.E.V.,
 4. Dy. A.&C. (W.S.) Bandra,
 5. A.E.W.W.P/North,
 6. A.H.S. (R-III),
 7. City Survey Office.

For information please.

[Signature]
hlp

Ex. Engr. Bldg. Proposals

Recd
4-8-2005
S.E.B.P. (P/N) A.E.B.P. (P)

[Signature]

A. E. (B. P.) P/R
Occupation/B.C.C.
Noted and Returned

(Survey)

Occupation / B.C.C. used.
Please note and return.

[Signature]

J.E. (s) S.E. (s)

A. E. B. P. (P)

RD\

27 AUG 2005
S.E.B.P.(P)

बृहन्मुंबई महानगरपालिका
सह-युक्त अभियंता (स्व-राज्य)
पश्चिम उपनगरे (पी आणि आर विभाग)

12 AUG 2005

कनाक स अ (एड) 723 / पी व आर

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2005

21 FEB 2003

- 8. That the regular/sanctioned/proposed lines and reservations 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.
- 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 that the setback handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
- 10. That the agreement with the existing tenants for the proposed addns/altrs. tenement will not be submitted before C.C.
- 11. 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.
- 12. That the requirements of N.O.C. of E.E.(S.W.D.) / E.E.(T.&C.) / E.E.(R.C.) / E.E.(Sew.) / E.E.(W.W.) will not be obtained and the requisition will not be complied with before occupation certificate / B.C.C.
- 13. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.
- 14. That extra water and sewerage charges will not be paid to A.E.W.W.P/North Ward before C.C.
- 15. That the N.O.C. from A.I.A. & C. (P/North) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
- 16. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
- 17. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
- 18. That the regd. u/t. from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
- 19. That the development charges as per M.R.T.P. Act (Amendment) Act shall not be paid.
- 20. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
- 21. That the provision from B.S.E.S./ M.T.N.L. shall not be made.
- 22. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C.

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23. That separate P.R.C. for setback in the name of M.C.G.M. shall not be submitted before requesting balance F.S.I.

24. That the proportionate sewerage line charges, as worked out by Dy. Chief Engr. (Sew. Plg.) will not be paid in that office before C.C.

25. That the Janata Insurance Policy shall not be submitted before C.C.

26. That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/931/LOP dt. 20.03.1998, alongwith the T & C thereof will not be submitted before C.C. and compliance thereof will not be done before C.C. such as construction of Road, S.W.D. and compound wall.

27. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

28. That the Regd. u/t. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

29. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.

30. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.

31. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.

32. That the revised layout shall not be approved before plinth C.C.

33. That Provision of Rain Water Harvesting as per the design prepared by approved consultants in the filed shall be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.

34. That the Bore well shall not be constructed in consultation with H.E. before requesting for C.C.

35. That the requirement of clause 40 & 41 of D.C.R., 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.

36. That the regd. u/t. stating that the payment shall be made as per the decision of Mumbai High Court in Writ Petition No. 740/97 filed by you will not be submitted before asking for C.C.

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B.F.(W.S.) II

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B CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER

C.C. 21 FEB 2003

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

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

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

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10. That final N.O.C. from A.A. & C. P/North shall not be submitted before occupation.

11. That Structural Engineers Stability Certificate along with R.C.C. design canvas plan shall not be submitted.

12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. tank, etc. for Maternity Home / Nursing Home, user will not be provided and that drainage system of the residential part of the building will not be affected.

13. That the debris shall not be removed before submitting B.C.C.

14. That co-op. society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.

15. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.

16. 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.

17. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

18. That some of the drains shall not be laid internally with C.I. Pipes.

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.

C:\O\I\N\NP\AW

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1 MAR 2024
B.P.(W.S.) II

[Signature]
21/2/2003
Executive Engineer,
Bldg. Proposal (W.S.) P & K/W Ward

[Signature]
S.E.B.P. (P/N) A.E.B.P. (P) *all*

NO D. I.C.C. IS ISSUED SUBJECT TO PROVISIONS OF URBAN LAND CEG AND REGULATIONS ACT 1978.