

दि न्यू इन्डिया एश्योरन्स कंपनी लिमिटेड

(पुर्णतः भारत सरकार के स्वामित्ववाली कंपनी)  
POLICY SCHEDULE  
मुंबई क्षेत्रीय कार्यालय - १



THE NEW INDIA ASSURANCE COMPANY LIMITED

(A Wholly Owned Government of India Company)  
Mumbai Regional Office - 1

Policy No : 112800/11/09/11/00000159

Dept : Fire

Standard Fire and Special Perils Policy  
Dev.Officer/Agent: 716 / 89393

Previous Policy Year/No : 2008/ 11280011081100000515

Insured's Name : CRESCENDO ASSOCIATES

Issuing Office : Unit 112800

Address : HIRANANDANI GARDENS, POWAI, MUMBAI Dist. :  
GREATER MUMBAI, Maharashtra 400076

Address : NEW INDIA CENTRE, 7TH FLOOR, 17A, COOPERAGE,  
MUMBAI - 400 039

Telephone : 22814720, 22814721 Fax: 22818

Policy Period: 12:00 hours On 21/04/2009 To Midnight Of 31/03/2010

Receipt Date & No : 29/04/2009 112800/11/09/000001367

Net Premium. Rs.1,13,410 RUPEES ONE LAKH THIRTEEN THOUSAND FOUR HUNDRED TEN ONLY

Payment Mode: APD

Co-Insurance Details : NIA 112800 : 100%

Risks Covered	Risk/Rate Code No.	Block No.	Sum Insured In Rupees-
---------------	--------------------	-----------	------------------------

Building	: 1	/61	1	Rs.66,68,750
----------	-----	-----	---	--------------

Stock(s)/Content(s) :

The Risk Covered is/are as under :-

1 Building

Description of Risk : ON BUILDING 'OCTAVIUS' INCLUDING PLINTH AND FOUNDATION, CIVIL AND PLUMBING WORK COMPOUND WALLS, ELECTRICAL INSTALLATION AND SUCH OTHER CONSTRUCTIONS/STRUCTURES AT INSURED'S PREMISES

Add-On Description

Sum Insured

Impact Damage due to Insured's Own Rail/Road Vehicles

Rs.66,68,750

Earthquake (Fire and Shock)

Rs.66,68,750

The property is situated at :- ON BUILDING KNOWN AS 'OCTAVIUS' SITUATED AT HIRANANDANI GARDENS, POWAI, MUMBAI - 400076

The Sum(s) Insured is/are as under:-

Sr) Description of Property	Sum Insured (In Rs)	Escl (%)	Escalation Premium(Rs)	Policy Premium	Rs.2,68,100
1 Building(s) Only					
1 ON BUILDING	49,45,00,000	0	0.00 Add	Taxation Loading	Rs.51,704
2 ARCHITECT FEES	1,23,62,500	0	0.00	Net Premium	Rs.1,13,410
3 REMOVAL OF DEBRIS	61,81,250	0	0.00 Add	Service Tax @ 2%	Rs.12,681
2 Plinth and Foundation Only				Total :	Rs.1,25,091
1 PLINTH AND FOUNDATION	12,36,25,000	0	0.00		

Total Sum Insured(In Figures) : Rs.63,66,68,750 0.00

Total Sum Insured (In words) : RUPEES SIXTY THREE CRORE SIXTY SIX LAKH SIXTY EIGHT THOUSAND SEVEN HUNDRED FIFTY ONLY

The Insurance under this Policy is subject to : 1.Designation of Property, 2.Reinstatement Value, 3.Local Authorities

warranties & clauses (as per forms attached) & is : Condition no. 3(b) of the Policy is hereby deleted:

extended to cover risks of (as per forms attached) :

Subject to warranty Nos 1

Description of Risk : ON BUILDING 'OCTAVIUS' INCLUDING PLINTH AND FOUNDATION, CIVIL AND PLUMBING WORK COMPOUND WALLS, ELECTRICAL INSTALLATION AND SUCH OTHER CONSTRUCTIONS/STRUCTURES AT INSURED'S PREMISES

In witness whereof the undersigned being authorised by and on behalf of the company has/have herein to set his/their hands.

For and on behalf of  
The New India Assurance Company Limited

Duly Constituted Attorney (s)

## BRIHANMUMBAI MAHANAGARPALIKA

No. CE/225/BPES/AS

19 OCT 2007

To,  
Shri Surendra Hiranandani.  
C.A. to Owner  
Olympia, Centre Avenue Road,  
Hiranandani Garden, Powai,  
Mumbai-400 077.

Sub: Full Occupation to Residential Bldg No.3 comprising of Stilt + 2 level podium + 3rd to 36th upper floors in Sector IX on plot bearing G.T.S. No.22/7 of village Powai, 'S' Ward

Sir,

The Full development work of Bldg. No.3 comprising of Stilt + 2 level podium + 3rd to 36th upper floors in Sector IX on plot bearing G.T.S. No.22/7 of village Powai, 'S' Ward is completed under the supervision of Shri Hafeez Contractor Licensed Architect having Licence No. CA/17/4049 and Shri S.R. Mahimtura, Licensed Structural Engineer having Licence No.STR/M/39 may be occupied on the following conditions.

1. That the certificate under Sec 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the Layout conditions shall be complied with before asking for occupation to any other building in the layout or B.C.C. whichever is earlier.
3. That the ownership of the recreation space/ Swimming Pool / Club House shall vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G. / Swimming Pool Club House is assigned.
4. That the structure constructed in recreation space shall be used only for recreational activity for which it is approved the bonafide society members.
5. That the lift completion certificate for the additional lift than required as per DCR 1991 shall be submitted within 3 months. Till then, adequate care shall be taken to avoid any mishap.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :-This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*8/10/07*  
*19/10/07*  
Executive Engineer  
(Building Proposals)(E.S.).

Gen-115-1000-②

MUNICIPAL CORPORATION OF GREATER MUMBAIFORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 225 /BPES/AS

E-6 JAN 2004

COMMENCEMENT CERTIFICATE

No. Shri. Sunandras  
Hirananilani

Sir,

With reference to your application No. 1047 dated 19/7/1990  
for Development Permission and grant of Commencement Certificate under Section 45  
and 69 of the Maharashtra Regional & Town Planning Act. 1966, to carry out  
development and building permission under section 346 of the Mumbai Municipal  
Corporation Act, 1888 to erect a building in Building No. 3 on plot No. -----  
C.T.S.No. 22/4 to 22/7 Divn/Village/Town Planning Scheme No. Perwar  
situated at Road/Street Sector - IX Ward S. Island

the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with

(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri D. R. Kamble, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto \_\_\_\_\_

ES JAN 2005  
C.C. upto plinth i.e. upto upper still level

For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai.

[Signature]  
06.01.2004

Assistant Engineer Building Proposal  
Eastern Suburbs (S & T Wards)  
Executive Engineer, Building Proposals  
(Eastern Suburbs)

CE/225/BPES/AS 14 OCT 2004

C.C. upto 17<sup>th</sup> Floor as per plan's approved on 24-11-2003. FOR

[Signature]  
14.10.2004

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CE/225/BPES/AS 22 FEB 2005 \*\*\*\*\*

C.C. upto 35<sup>th</sup> floor

CE/225/BPES/AS 20 MAY 2005

Full C.C. as per A.P.  
dt. 27-4-2005

[Signature]  
Assistant Engineer Building Proposals  
Eastern Suburbs (S. & T Ward)

[Signature]  
Assistant Engineer Building Proposal  
Eastern Suburbs (S & T Wards)

346

orm

88

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

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

CERTIFIED TRUE COPY

*Supas Joshi*  
SUPAS JOSHI  
ARCHITECT

No. CE/225/BPES/AS

24 NOV 2003

No. E.B./CE/

BS/A

of 200 - 200

MEMORANDUM

Municipal Office,

Mumbai .....200

Owner : Surendra Hiranandani

With reference to your Notice, letter No. 2411..... dated ...7..Nov..03.. 200 and delivered on

..... 200 and the plans, Sections Specifications and Description and further particulars and  
details of your buildings at Prop. building no.3, on plot bearing CTS No. 22/4  
to 22/7 of village Powai, sector IX, S/Ward.

under your letter, dated ..... 200..... I have to inform you that I cannot approval of the building  
or work proposed to be erected or executed, and I therefore hereby formally intimate to your, 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.**

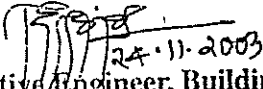
1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P.Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be filled up to 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 leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(EX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.1893 and 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. 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.
8. 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 and the ownership of the setback land will not be transferred in the name of M.C.G.M.

( ) 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 23 NOV 2004, but not so as to contravance 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, ES. Words.

### 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 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 or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is 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 thereunder.

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

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/225/BPES/AS dt. 24 NOV 2003

9. 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.
10. That the requirements of N.O.C. of Chief Fire Officer / TATA Power Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
11. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
12. That the extra water and sewerage charges will not be paid to Asstt. Engineer, water works before C.C.
13. That the true copy of sanctioned layout sub-division /amalgamation approved under No. CE/86/BPES/LOS dtd 30/01/2003 alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
16. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
17. That the office will not be intimated in prescribed proforma for checking the open spaces & building dimensions as soon as the work upto plinth is completed.
18. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
19. That the requirement of bye law 4© will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
20. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
21. That the N.A. permission from the Collector of Bombay shall not be submitted.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
23. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
28. That separate P.R.Cards for each sub-divided plots, road etc. will not be submitted.

  
24.11.2003  
Executive Engineer Building Proposals  
(Eastern Suburbs.)

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/225/BPES/AS dt. 24 NOV 2003

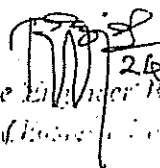
29. That the debris will not be removed before submitting the building completion certificate and requisite deposit Rs.                   /- will not be paid before starting the work towards faithful compliance thereof.
30. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
31. That the registered undertaking agreeing to form Co-op.Housing Society will not be submitted before starting of work.
32. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
33. That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not complied with
34. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
35. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
36. That the capacity of overhead tank will not be provided as per ' P ' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
37. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
38. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
39. That the N.O.C. from Pest Control Officer' S' Ward MCGM shall not be obtained.
40. That the final N.O.C. from E.E.[T.& C.] for parking layout shall not be submitted.

**B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. 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.

**C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

1. That the separate vertical drain pipe, soil pipe with a separate gully tap, water main,overhead tank, etc.for maternity home/nursing home user will not be provided and the drainage systems or the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I.pipes of adequate size.
3. That the conditions mentioned in the clearance under No.ADM[L]/ACQ/PAWAI/Exemption/117 & 118 dt. 12/2/87 obtained from the competent authority under U.L.C.& R. Act 1976 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.
4. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
5. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.

  
26.11.2003  
Executive Engineer Building Proposals  
(Home Deptt.)



MUNICIPAL CORPORATION OF GREATER MUMBAI

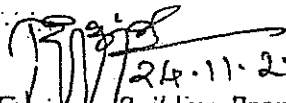
No. CE/225/BPES/AS dt.

24 NOV 2003

6. That the existing well will not be covered with R.C.C. slab.
7. That 10 ft. wide paved pathway upto staircase will not be provided.
8. 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 building or submitting the B.C.C. whichever is earlier.
9. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
10. That the parking spaces shall not be provided as per D.C. Regulation No. 36.
11. 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.
12. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
13. 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.
14. That three sets of plans mounted on canvas will not be submitted.
15. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
16. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
17. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor/stilt.
18. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
19. That the garages will not be constructed and kept open type as approved and they will be enclosed without obtaining prior permission to that effect.
20. That the N.O.C. from S.G. shall not be submitted.
21. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
22. That the requisitions of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.
23. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
24. 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 MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

  
24.11.2003  
Executive Engineer (Building Proposals)  
(Western Suburbs.)

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the 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 withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction 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 before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns 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 tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed 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 a ceasible by 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 an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b)  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

CERTIFIED TRUE COPY

SUHAS JOSHI  
ARCHITECT

Executive Engineer, Building Proposals

Zones.....Wards.....

## NOTES

- ) The work should not be started unless objections are complied with.
- ) 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.
- ) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- ) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- ) 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.
- ) 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.
- ) 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.
- ) The work should not be started unless the manner in obviating all the objection is approved by this department.
- ) No work should be started unless the structural design is approved.
- ) 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.
- ) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- ) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- ) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- ) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- ) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- ) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- ) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- ) 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.
- ) No work should be started unless the existing structures proposed to be demolished are demolished.