

"This I.O.D./C.C. is issued Subject
to the provisions of the Land
(Ceiling and Regulation) Act 1976

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

कार्यकारी अभियंता इमारती प्रस्ताव

(पश्चिम उपनगरे) एच. आणि के सी कार्यालय

मध्यवर्ती उपनगरातील इन्ह मुंबई
महानगर पालिकेची कार्यालये,

आर. के. पाटकर मार्ग, बांद्रा, मुंबई

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

No. E.B./CE/ ~~703~~ ⁸⁵⁸³ /BS II/A K. of 197 -197

MUNICIPAL OFFICE,

Bombay - 21 JAN 1980 197

MEMORANDUM

To,

M. Saifee Foundation.

With reference to your Notice, letter No. 33.2. dated 14.12.1979 and delivered on
18.12.1979, and the Plans, Sections, Specifications and Description and further particulars
and details of your building at **Sub Plot No. 4 of 152, H.No.1, 153, H.No.1 and 4**

154 H.No.1, S.No.156, H.No.11 at Marol Village, Andheri (E)
furnished to me under your letter, dated 21.12.1979 I have to inform you that I cannot approve of the
building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section
346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval thereof by reasons :-

- A) That the C.C. under section 69(1)(a) of the M.R.&T.P. Act will not be obtained before starting the work.
- B) That structural design and calculations for proposed work are not submitted.
- C) That the road lines and reservations will not be demarcated at site jointly with S.E. (Survey) / E.E.D.P. / D.I. of L.R. before starting the work.
- D) That application is not made and deposit is not paid to A.E. (Maint.) K-Ward for carriage entrance across road side drain at your cost before starting the work and the carriage entrances will not be provided before submitting B.C.C. or before occupation whichever is earlier.
- E) That the requirements of bylaw 4(c) will not be complied with before starting the drainage work.
- F) That some of the passages and lobbies will not be properly lighted and ventilated.
- G) That the surrounding open spaces parking spaces and terraces will not be properly consolidated paved with concrete asphalt or laid sloped and drained.
- H) That one set of plans mounted on canvas and two additional set of plans will not be submitted.
- I) That the R.G./Amenity spaces will not be kept open and unbuilt upon and will not be levelled before requesting to grant permission to occupy the building or submitting B.C.C. whichever is earlier.
- J) That the premium which will be intimated in due course will not be paid before starting the work.
- K) That Cft. under section 270-A of B.M.C. Act will not be obtained from H.E. regarding sufficiency of water supply.
- L) That detailed calculations for area in D.P. Roads and setback are not given.
- M) That D.P. Roads in the layout area are not free of compensation to E.E.D.P. and ownership of the said land will not be transferred in the name of M.C.G.B.
- N) That N.O.C. from the Civil Aviation Deptt. for the proposed height of building will not be submitted before starting the work.
- O) That the T.&C. of sanctioned layout/sub-division under No. CE/162/LOVE/W of 15-5-1971 will not be complied with before applying for C.C.
- P) That the true copy of plan of the sanctioned sub-division/layout and the terms and conditions will not be submitted before starting the work.
- Q) That W.C. for labourers with flushing system will not be provided.
- R) That the trees at the rate of 1 tree per 100 sq. ft. of area thereof shall not be planted.
- S) That the permission of Tree Authority Govt. will not be obtained before cutting any tree.
- T) That the compound gate will not be provided.
- U) That the dust bin will not be provided.
No. CE/9296/II of 26-6-78.
- V) That the copies of I.O.D. conditions imposed by the Municipal Corporation shall not be given to the work site.
- W) That the Cft. regarding B.C.C. specialist will not be obtained.
- X) That the conditions of the B.C.C. will not be complied with before starting the work.
- Y) That the conditions of the B.C.C. will not be complied with before starting the work.

स्वरूप का पालिका अधिकारी
अभियंता कार्यालय
मध्यवर्ती उपनगरातील इन्ह मुंबई
महानगर पालिकेची कार्यालये,
आर. के. पाटकर मार्ग, बांद्रा, मुंबई
A.E. (M.P.) II & K Ward

Municipal Corporation of Greater Bombay.

बृहन्मुंबई महानगरपालिका

कार्यकारी अभियंता इमारती प्रस्ताव (एअर डायग्नोसिस) ...

-----2-----

ADP 100

8583

No. CE/7895/BSII/AK of

- Y) 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 also will not be renewed during the construction work.
- Z) That the surface drainage arrangement will not be made in consultation with E.E.Planning(Subs.)
- Z1) That the low lying plot will not be filled upto a reduced level of atleast 92 Town Hall Datum 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc., levelled and rolled to the satisfaction of the C.E.
- Z2) That the means of access will not be constructed water bound macadam before starting the work and will not be constructed, with asphalted, drained, sewerd, lighted, etc. before submitting B.C.C. or requesting to grant permission to occupy the Building whichever is earlier and aft. from the same from E.E.Roads(W.S.)/ E.E.Lighting.
- Z3) That the compound wall is not constructed on all the sides of the plot clear of the road widening line with foundation below level of the road sided rain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding, before starting the work
- Z4) That the drainage layout plans will not be approved from this office by S.P. before applying for C.C.
- Z5) That the overhead water storage tanks will not be provided with bottom slab 4'-0" above thereof slab as required by H.E.
- Z6) That N.O.C.from E.E.Planning(Drainage (Sewerage)) will not be submitted before C.C.

- Notes:-
- 1) That the work should not be started unless objections A,C,D,J,Q,Y are complied with.
 - 2) That the C.C. will not be issued unless N.O.C.from A.A.&C. K, H.E. and Civil Aviation and exemption under U.L.C.R.Act, 1976 and N.A. permission are obtained and conditions B,E,I,E,M,N,O,Z,21,22, 23 are complied with.
 - 3) That the plans will be amended in addition to comply with the conditions of the exemption order under U.L.C.&Act. 1976.
 - 4) Submit Undertaking as per the Terms mentions in your letter of 12-1-1979 to Dy.C.E.(S.P.)

Ask/22.12.79.

Revalidated upto: 20-1-82
E. E. B. P. W. S. (H&K) Wards

Revalidated upto: 20-1-83
E. E. B. P. W. S. (H&K) Wards

Revalidated upto: 20-1-85
E. E. B. P. W. S. (H&K) Wards

Revalidated upto: 20-1-84
E. E. B. P. W. S. (H&K) Wards
A.E.(B.P) H & K Ward



() That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves 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 ... 28.12... day of January 1981, but not so as to contravene any of the provisions 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 Notes accompanying this Intimation of Disapproval.

J. Rawal 21-1-80
Executive Engineer, Building Proposals.
Zone. W3 Wards C

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 Bombay 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 a 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 then 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. () metres 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 a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-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 necessity of submitting completion certificate with a view to enable the Municipal Commissioner for Greater Bombay 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) (as) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the aCollector, Bombay 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.

to be notes Accompanying this Intimation of Disapproval.

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असन्निविष्टाः सर्वे सर्वे
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Issued under
M.P. ACT 2005
Wards C

NOTES

- (1) The work should not be started unless objections *A-C-D-J-Q* are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencing the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house & store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a 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 for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is 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 at least 15 days prior to the date on which the proposed construction work is taken in hand that the water from wells 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 presumed 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 stacked in front of the property. The scaffoldings, bricks, metal, sand, props debris, etc., should not be deposited over foot-paths 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 objections 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 and dimension.
- (11) The application for sewer street connection, 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 conditions 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 nor 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.
- (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 completed 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 broken glass pieces at the rate of .125 cubic metres per 10 Sq. metres below pavement.
- (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) This Intimation of Disapproval is given exclusively for the purposes 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 sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional & 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 your 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 of 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 air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be started before during monsoon which will cause rain water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage tank above the finished level of the terrace shall not be more than 1 metre.

A.E.(B.P) H & K Ward

- (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 manholes 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 Bombay, as required in Section 381A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates on hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover, in one piece, with locking arrangement provided with a bolt and nuts screwed on tightly serving the purpose of a lock and the warning pipes of the cisterns protected with screw on dome shaped pieces (like a garden zari rose) with copper plates with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be curved and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles do not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Byelw No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window openings.
 (c) The drains should be laid as required under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

J. Rawal 21.1.50
 Executive Engineer, Building Proposals
 Zone _____ Wards _____

to: Sub-Divisional Officer, Arch / owner / work
 D. S. D. 2nd Floor, D. D. Bldg.
 Old Custom House, Fort,
 Bombay - 400 023

For INFORMATION.

J. Rawal 21.1.50
 Exp. Prop. W. S.
 W. S.

d/c
 mang
 21/1

Recd
 21/1/50

महानगर मुंबई
 नगरपालिका
 इन्जिनियरिंग विभाग
 इ. ए. ए. ऑफिस
 २११, न. डी. ब्लॉक
 ए. ई. सी. ए. नं. ११, फोर्ट वार्ड

CE18583/Nov 2

E. Srinivas

22/11/80
D.O.D issued please Note

and Return

8m
22/11/80

सदर प्रत माहितीचा अधिकार
अधिनियम 2005 लागू
दिल्यात याची नोंद
RTI
A.E.(B.P) H & K Wera

Municipal Corporation of Greater Bombay.

No. CE/8583 /BSII/AH/AK.

To Shri: J. P. Parekh & Son
102, Maryland Corner, Plot No: 39,
Sion (East) Bombay 400022

Sub: Occupation Certificate for the Bldg on Plot No: 4 of
S.No: 152/1, 153/1, 154/1, 156(1) (Pt) CTS No: 1298
of Marol Village, Andheri (East)

Sir,

Ref: Your letter No. dated on 8-11-86
of

With reference to the above I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within 3 months from the date of receipt hereof.

1. That the certificate under section 270A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.

2. conditions on page No.

3.

Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

SEK/EN Asstt. Engineer Bldg. Proposals (WS) H/K Wards.

No. CE/8583 /BSII/AK/AH.

Copy forwarded for information to the owner:

M/S Sai Fee Foundation

Plot: Ash-

A. E. E. P. (WS) H/K

No. CE/8583 /BSII/AK/AH.

E. E. V/D. E. H. O./Dy. A. & C. (S) H/K, Sup. H/K, A. E. W. W. H/K.

Copy forwarded for information please.

30/6/86.

A. E. B. P. (WS)

O.N.

P. From issued under no: APK/E/10859
18-4-86

For domestic purpose only

Recd
J. M. Dube
22/10/88

सदर प्रत माहितीचा अधिकार
अधिनियम २००५ अंतर्गत
देण्यात आली आहे.
Issued under
RTI ACT 2005
A.E.(B.P) H & K Ward

CE/8583/13/1000

22 OCT 1986

3675

operating vessel Please Note

and refer

gmg
21/10/86

gmg
21/10/86
31/11/86

ARE/BPI ARE
OCC noted and noted pl.

ARE/BPI ARE
27/11/86

सदर प्रत मणिलीचा अधिकार
अखिल १९०५ अंतर्गत
इच्छा जारी आहे.
Issued under
RTI ACT 2005
A.E.(B.P) H & K Ward

109

F O R M 'A'.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

8 SEP 1984
ISSUED

No. CE/ 8583 /BSII/WS/AS of ISSUED on

COMMENCEMENT CERTIFICATE.

8-9-84

Permission is hereby granted under section 45 of the Maharashtra and Town Planning Act (Maharashtra Act No. XXXVII of 1966 to Saitee Foundation

APPLICANT, to the Development work of Residential Bldg Marol

at premises at Street No. Hissa No. 1 and 4 situated at

C.T.S. No. 1291

Village Marol
Survey No. 152, 155
Plot No. 4 154, 156
etc

on the following conditions:-

1. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development works in respect of which permission is granted under this certificate is not carried out by the user 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 Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay 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 event shall be deemed to have carried out the development work in contravention of section 43 of 45 of the Maharashtra Regional and Town Planning Act 1966, the Municipal Commissioner has appointed Shri S.K. Umadi Executive Engineer to exercise his power and functions of the Planning Authority under section 45 of the said act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bear any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
4. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
5. This Commencement certificate is for carrying out the work upto Plinth only

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

16/9
A.E.B.P. (C) 1984
ms
59

Executive Engineer Building Proposals
(Western Suburbs) H.&K-Wards.

OR
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

Under
ACT 2005
A.E.(B.P) H & K Ward

Ask/8.6.84.

CE/8583/BSH/WS/AK of 21 JUN '85

Further C. C. is now extended
for Ground height. Plus two floors only

21/6/85
AREB P (10)

21/6
E. E. P. (WS) H. & E.

Valid up to 7-9-85

ISSUED

21/6

CE/8583/BSH/WS/AK of 22 JAN 1986

Further C. C. is now extended
for Full height. Valid up to 7-9-86

22/1/86
AREB P (10) E. E. P. (WS) H. & E.

cc

recd
8/9/86

महानगरपालिका अधिकारी
काठमाडौं २००५ गणतन्त्र
दस्तावेज नं. १०५
१९७५/२००५
A. E. P. H. & K. Ward