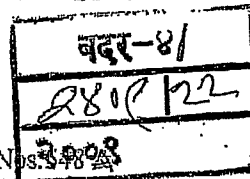


11 MAY 2008

ed from  
Secy  
bou  
ture  
on c  
ndel  
ill be  
the c  
satis

1. M/s. J. K. Architects Pvt. Ltd.,  
2. Plot No. C-17,  
3. New Link Road, Andheri [W],  
4. Mumbai - 400 053

Sub:- Proposed building on plot bearing C.T.S. Nos. 548/2A  
548/B of village Vile Parle, Juhu Lane, Vile Parle [W].



Ref : Your letter dated

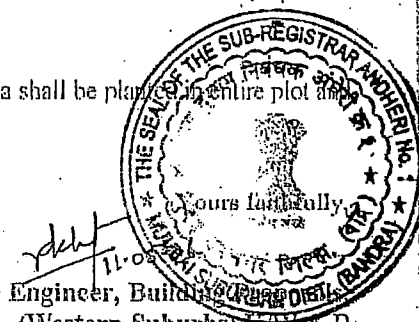
air m  
is  
lling  
Tice  
ol Ru  
ht and  
: wait  
e more  
m the  
las ne  
ments  
vious  
-A of  
ers m  
tting  
nd hu  
crew  
; 1.5 m  
fixed  
re they  
Cen

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter No. 548/2A dated 11/12/05 subject to the following conditions:-

1. All the objections of this office I.O.D. under even no. dated 11/12/05 shall be applicable and should be complied with.
2. The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of submission of the plans.
3. Every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
4. The infrastructural works, such as; construction of hand holes / panholes, etc. for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom, etc. as required for providing telecom services shall be provided.
5. The regulation No.45 and 46 of D.C.Reg. 1991 shall be complied with.
6. The letter box shall be provided at the ground floor for all the tenements.
7. The owner/developer shall not hand over the possession of the prospective buyers before obtaining occupation permission.
8. The main beam in R.C.C. framed structure shall be less than 230 mm. The height of the columns shall also be governed as per the applicable I.S. Codes.
9. All the cantilevers [projections] shall be designed for five times as per IS Code 1993-2002. This also includes the columns projecting beyond the terrace and the overhead water storage tank, etc.
10. In the R.C.C. framed structures, the external walls shall not be less than 230 mm. If in Brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
11. The revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
12. The extra water charges shall be paid.
13. The condition of revised bye-law 4[c] shall be complied with.
14. The N.O.C. from T.E.[T&C] for parking layout shall be submitted.
15. The layout conditions shall be complied with.
16. The amended layout shall be got approved.
17. The revised C.F.O. N.O.C. shall be submitted.
18. The trees at the rate of 5 trees per 100 sq.mtrs. of the R.G. area shall be planted in entire plot area.
19. The S.G. N.O.C. to that effect shall be submitted.

Set of plans in token of approval is enclosed herewith.

for Executive Engineer, Building Department,  
(Western Suburbs) E.W. & P.



you w

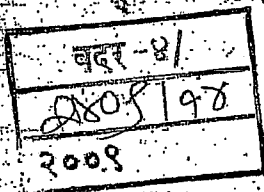
1/14  
r. Buil  
2008

( ) 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 Corporation Act, as amended.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by regulations, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 13th day of Dec. 2006, but not so as to contravene 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, K. West. Wards.

### SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under the provisions 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.

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 even the plinth level shall be -

(a) Not less than 60 cms. (60 cms.) above the centre of the adjoining street at the nearest point where the drain from such building is 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 taxes is required to give notice of erection of a new building or occupation of building which has been vacated by 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 building or the land will be liable to be revised under Section 167 of the Act, from the earliest possible date. The penalty under the completion on occupation is detected by the Assessor and Collector's Department.

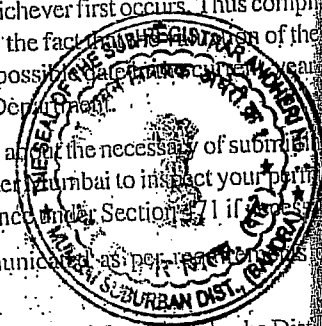
(5) Your attention is further drawn to the provision of Section 353-A of the Act whereby the necessity of submitting a plan certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your building before occupation and to levy penalty for non-compliance under Section 471 if you do not submit a plan certificate.

(6) Proposed date of commencement of work should be communicated as per Section 347 (1) (a) of the Bombay Municipal Corporation Act.

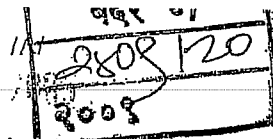
(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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



## NOTES



Work should not be started unless objections

A are complied with

Latest 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 construction purposes. Residence of workmen shall not be allowed on site. The temporary structures for storage of constructional material shall be demolished before submission of building completion 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 is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road.

Owner shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the start of the proposed construction work is taken in hand that the water existing in the compound will be used for their construction works and they will not use any Municipal Water for construction purposes. If it will be presume that Municipal tap water has been consumed on the construction works, the same will be referred against them accordingly.

Hoarding or screen wall for supporting the depots of building materials shall be required before starting work even though no materials may be expected to be stabled in front of the property. Scaffolding, ladders, sand, preps, debris, etc. should not be deposited over footpaths or public streets. The owner/contractors, etc. without obtaining prior permission from the Ward Officer of the area.

Work should not be started unless the manner in obviating all the objections is approved by this Department.

Work should be started unless the structural design is approved.

Work above plinth should not be started before the same is shown to the office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.

Application for sewer street connections, if necessary, should be made simultaneously with the commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.

All the terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.

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 connection to the layout.

Excavation ground or amenity open space should be developed before submission of the Building Completion Certificate.

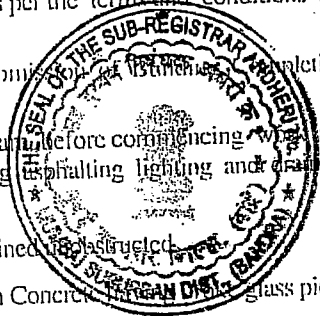
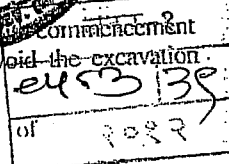
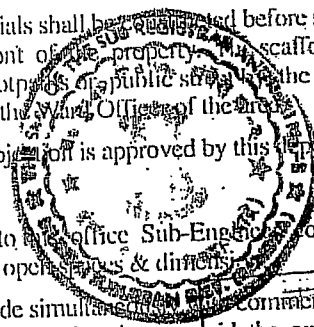
Access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.

Flow of water through adjoining holding or culvert, if any should be maintained as constructed.

Surrounding open spaces around the building should be consolidated in Concrete or glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.

Compound wall or fencing should be constructed clear of the road widening line with foundation below the level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting work to prove the owner's holding.

Work should be started unless the existing structures proposed to be demolished are demolished.



- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed in arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 347 (1) (aa) of the Rent Act and in the event of your proceeding with the work either without an intimation about the work under Section 347 (1) (aa) or your starting the work without removing the structure 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 the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be void.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their names and area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to accept alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of construction has to be duly approved by this office so as not to contravene at any stage of construction, the Development Control Regulations, 1967, 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 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 cause arise water seepage to the tenants staying on the floor below.
- (24) The bottom of the over and storage work above the finished level of the terrace shall not be more than 15 cm above the finished level.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to the original soil.
- (27) The positions of the drains and other appurtenances in the building should be so arranged as not to cause any obstruction in the laying of drains in the building.
- (28) The foundation work 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 written permission of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers in iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and highly serving the purpose of a lock and the warning pipes shall be protected with screw pieces (like a garden mari rose) with copper pipes with connections each not exceeding 1.5 m. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed ladder. The upper ends of the ladder should be earmarked and extended 40 cm above the ground level where the ladder enters the cistern and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary wall. This prohibition refers to broken glass bottles. The use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law 104.
- (b) Lintels or Arches should be provided over Door and Window.
- (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 do so at your own risk.

COPY TO ARCHITECT OWNER

Executive Engineer, B. & C. Zones