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MUNICIPAL CORPORATION OF GREATER MUMBAI
EB / 1182/FN/A

Sub : Proposed internal addition and alterations and change of user in existing building on ground floor bearing C.S.No. 513 A/10 of Matunga Divn. Plot No. 604 of Dadar Matunga Estate Scheme No.5, Mumbai.

Architect:- Shri. H.P. Karanani

Reference is requested to the representation of the Architect Shri. H.P. Karani vide pg. C-65 requesting to revalidate I.O.D. issued under even no dated 11.10.2005.

In this case, Architect / Licensed Surveyor Millind Samel of "199 Architectural Consultant" has submitted a proposal under Section 342 of the M.M.C. Act for proposed change of user on ground floor from residence to bank and one No. of convenience shop in an existing building. This office detailed report may please be seen vide pg. N/1 to N/9. The plan for proposed change of user and additions and alterations were approved on 11.10.2005. I.O.D. is at pg. C/165 to C/173. The proposal could not be processed, since, the Asst. Commissioner (Estates)'s N.O.C. was not submitted. Therefore I.O.D. under even No. has lapsed.

Now, the Architect has submitted the N.O.C. issued by Asst. Commissioner (Estates) vide pg. C/61-C-63 for grant of commencement certificate to carry out the work of change of user and additions and alterations in existing building. The owner has appointed new Architect Shri. H.P. Karani whose supervision memo is accepted as previous Architect has given his resignation. The supervision memo is at Pg.C-67.

There are no change in polices / regulations after approval of the concessions by the M.C. u/No.MCP/8546 dated 5.10.2005 (Pg.N-7). As such, plans approved in the past can be revalidated for further period of one year.

As regards Work Commencement Notice to be given by the owner, following is the provision of M.M.C. Act :-

347 (1) No person shall commence to erect any building or to execute any such work as is described in Section 342-

(a) until he has given notice of his intencion as herainbefore required to erect such building or execute such work and the Commissskner has either intimated his approval of such building or work or failed to intimate his disapproval thereof within the period prescribed in this behalf in section 345 or 346 ;

[(aa)until he has given notice to the Municipal [city engineer] of the proposed date of commencement. Where the commencement does not

