

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Ch. Eng./M&E/8848 of 30/03/2015

Subject :- Ease of doing business – Construction permits.

As per the World Bank Report, on ease of doing business 2015, India stands 182nd in the ranking of 189 economies on ease of dealing with the construction permit. Therefore Hon'ble M.C. has directed to take all the necessary steps to facilitate fast track and transparent system of building approval procedure so as to improve the country's ranking.

As a part of "Ease Of Doing Business" exercise for improving the Construction Permit Process within MCGM, as per direction of AMC (ES), it has been decided that the Self Certification would be done by The Owner, The Developer or The Architect with regards to NOC from Ch.E.(M.& E.) department.

The Chief Engineer (Mech. & Elec.) department is concerned with issuance of No-Objection certificates (N.O.C.) with regards to Mechanical & electrical systems involved in the buildings depending upon the conditions or requirements put in by the approving authorities in their letters such as "Intimation of Disapproval (I.O.D.) issued by Building Proposal department of MCGM." It is to be noted that, the NOC from Chief Engineer (Mech. & Elec.) department is issued post issuance of Commencement certificate and hence does not hold up the Construction permit procedure.

1. Self certification

The remarks / NOC from Ch.E.(M. & E.) are required in case of HVAC system. However as per new policy decision; the owner, the developer or Project Architect themselves or through their appointed specialized HVAC consultant may provide the arrangement for Self certification with adherence to applicable codes, standards, rules and regulations for the same. The notarised undertaking for the same on paper should be submitted by the owner, the developer or Project Architect to Building Proposal Department. The responsibility and accountability for the correctness and compliance in regard to various applicable codes, standards, Rules and regulations of HVAC system would be on the part of the owner, the developer or Project Architect. If the concerned Owner, Developer or Project Architect does not follow process properly the Building Proposal Department should initiate appropriate legal action against the concerned Owner, Developer or Project Architect.

2. Guidelines for owner, The developer or Project Architect

The list of documents required for self certification report depending on the case specific requirement is as follows,

I. For Commencement stage Self Certification Report

- a. The “Intimation of Disapproval (I.O.D.) by B.P. department of MCGM” specifying condition of requirement of NOC from Ch.E.(M.& E.) department.
- b. Approval letter for amended architectural plans, if applicable.
- c. The Self certifications for HVAC system shall be furnished against latest approved architectural plans. If there is amendment in architectural plans, fresh Self certification should be done as per approved amended architectural plans. At each stage the requisite scrutiny fee should be paid by concerned Architect or Developer to the MCGM.
- d. The HVAC consultants report along with ventilation calculations, drawings, fan selection etc. for proposed mechanical ventilation system. The sufficient number of Carbon Monoxide (C.O.) sensors should be provided at Car parking area.
- e. The HVAC consultants report for proposed air conditioning system along with Heat load, heat load summary sheet, calculations, Air conditioning system selection, drawings, duct layouts etc.
- f. The Self certification report should be submitted to the Building Proposal Department and Ch.E.(M.&E.) department.

II. For Completion stage NOC

- a. The Self Certification report for HVAC system proposed.
- b. The “Intimation of Disapproval (I.O.D.) by B.P. department of MCGM”,
- c. Approval letter for amended architectural plans, if applicable.
- d. The completion report of HVAC contractor and consultants report for air conditioning and mechanical ventilation system, with any alterations, amendments made in commencement stage Self Certification report i.e. the Self Certification report against which completion NOC is requested.
- e. At each stage the requisite scrutiny fee should be paid by concerned Architect or Developer to the MCGM.
- f. Inspections and testing certificates from all the manufactures.
- g. Names, addresses of offices, phone nos., mobile nos. of contractor, who are assigned the work.

3. Guidelines for Codes, Standards, Rules & Regulations

The guidelines for **Codes, Standards, Rules & Regulations** HVAC system i.e. Mechanical ventilation system & Air conditioning system are as follows:

The Self certification should be done in accordance with in force codes, standards and rules whichever may be applicable as follows.

1. Development Control Rule (D.C.R.)
 2. National Building Code in force,
 3. Fire protection Act in force,
 4. DG set shall be CPCB compliant and shall be approved by Chief Engineer (Elect), PWD Maharashtra.
 5. Indian Electricity Act
 6. The installation of car lift shall be in conformity with lift acts & rules and shall be approved by lift inspector, PWD Maharashtra.
 7. Energy Conservation Building Code' (ECBC)
 8. Fair Market Electrical (FME) Schedule of M.C.G.M. in force,
 9. Bureau Of Indian standards (B.I.S.)
 10. ASHRAE, ARI, BIS, SMACNA any other relevant air conditioning standards
4. The requisite scrutiny fee charges are applicable as per attached Annexure "B" with 10 % rise every year i.e. on 1st of April of each financial year.
5. The Self certification report will be reviewed by Ch.E.(M.&E.) department at any stage of construction, and if any discrepancy is observed, the same would be necessary on part of the Owner, Developer or Project Architect to rectify, comply and re submit if necessary. The review of The Self certification report will be done by Ch.E.(M.& E.) department within seven days of submission of Self certification report . For issuing the completion certificate, the site will be visited by Ch.E.(M.&E.)'s staff after getting intimation from the Architect, Builder, Developer or owner to confirm the work done by them, is as per the relevant standards & self certification report.

Sd/-

Ch. Eng. (M.&E.)