

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Ch. Eng./M&E/ 7470 of 03/03 /2015

Subject :- The general guidelines of Chief Engineer (Mech & Elec) department for expression of interest (EOI) regarding Non-Objection Certificates issued to builders in Mumbai region.

Reference:- 1) MCGM/ BDD / Jan 15/19 dtd 23.01.2015

As per above reference note, the guidelines for issuing the NOC by M.&E. department are given as below. Regarding the E.O.I. it was informed by the staff of Business Development department that only the guidelines for issuing NOC are to be submitted at this stage.

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 Residential Buildings, commercial 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", " Letter of Intent (L.O.I.) issued by Slum Rehabilitation Authority (S.R.A.)". The N.O.C.'s are issued for commencement and also for completion of projects.

Currently, Ch.E. (M. & E.) department issues N.O.C. as per requirements of following agencies

- i. Building Proposal Department of MCGM.
- ii. Slum Rehabilitation Authority, Mumbai
- iii. Mumbai Metropolitan Region Development Authority (MMRDA)

A) The various No-Objection certificates (N.O.C.) are issued as per request of Architects, Builders, developers by this department for Residential Buildings, commercial buildings at commencement and completion stages of projects, are as follows.

1. Mechanical ventilation system
2. Air conditioning system
3. Electrical layout of buildings to be handed over to M.C.G.M., S.R.A., M.H.A.D.A. or other government agencies as amenity under applicable D.C.R.
4. Mechanical car parking system / stack parking
5. Eletro-Mechanical system for Public parking lot, it includes
 - a. Electrical services, Artificial lighting
 - b. Mechanical ventilation system
 - c. Carbon Monoxide (C.O.) sensors,
 - d. Telecommunication facilities,
 - e. Intelligent parking guidance system
 - f. LED Parking Status board with suitable traffic sensors
 - g. The CCTV system with night vision,
 - h. Boom Barriers
 - i. Control room and Public announcement system
 - j. Diesel Generator Set Capacity
6. The Corpus fund for the Operation & Maintenance of Public parking lot (PPL) for the 1st Five years to be paid to M.C.G.M. or S.R.A. authorities as per the condition in the L.O.I. of Traffic Department.

B) The NOC are issued 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 2005,
3. Fire protection Act 2008,
4. DG set shall be CPCB compliant and shall be approved by Chief Engineer (Elect), PWD Maharashtra.
5. Indian Electricity Act
6. Electricity Supply Company's rules and regulations,
7. Energy Conservation Building Code' (ECBC)
8. Fair Market Electrical (FME) Schedule of M.C.G.M.
9. Bureau Of Indian standards (B.I.S.)
10. ASHRAE, ARI, BIS, SMACNA any other relevant air conditioning standards

C) The list of documents required as for scrutiny and issuance of NOC depending on the case specific requirement are as follows,

I. For Commencement stage NOC

- a. The "Intimation of Disapproval (I.O.D.) by B.P. department of MCGM", "Letter of Intent (L.O.I.) by Slum Rehabilitation Authority (SRA)", Or letter by MMRDA or any other agency specifying condition of requirement of NOC from Ch.E.(M.& E.) department.
- b. Approval letter for amended architectural plans, if applicable.
- c. Latest approved architectural plans. If NOC is requested against proposed amended architectural plans, then one set of proposed amended architectural plans is also necessary to be submitted along with latest approved architectural plans.
- d. The HVAC consultants report along with ventilation calculations, drawings, fan selection etc. for proposed mechanical ventilation system.
- 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 proposed electrical layout of buildings.
- g. The detailed report of proposed mechanical car parking system including number of units, system details and product catalogue by manufacturer.
- h. The detailed report of proposed Eletro-Mechanical system for Public parking lot, it should include
 - i. Electrical services, Artificial lighting
 - ii. Mechanical ventilation system
 - iii. Carbon Monoxide (C.O.) sensors,
 - iv. Telecommunication facilities,
 - v. Intelligent parking guidance system
 - vi. LED Parking Status board with suitable traffic sensors
 - vii. The CCTV system,
 - viii. Boom Barriers
 - ix. Control room and Public announcement system
 - x. Reputed make Diesel Generator Set selection and Capacity

II. For Completion stage NOC

- a. The “Intimation of Disapproval (I.O.D.) by B.P. department of MCGM”, “Letter of Intent (L.O.I.) by Slum Rehabilitation Authority (SRA)”, Or letter by MMRDA or any other agency specifying condition of NOC requirement of Ch.E.(M.& E.) department.
- b. Approval letter for amended architectural plans, if applicable.
- c. The completion report of HVAC contractor and consultants report for air conditioning and mechanical ventilation system, with any alterations, amendments made in commencement stage NOC i.e. the NOC against which completion NOC is requested.
- d. The completion report of Electrical contractor with any alterations, amendments made in commencement stage NOC i.e. the NOC against which completion NOC is requested. (applicable for Amenity & Public parking lots to be handed over to MCGM or SRA.)
- e. The detailed report of installed Eletro-Mechanical system for Public parking lot.
- f. List of total electrical and mechanical facilities provided with manufactures and service providers address telephone numbers, bills & challans, technical brochures, specifications, maintenance & operation manuals, as built drawings & wiring diagrams etc.
- g. Inspections and testing certificates from all the manufactures.
- h. Megger testing and earth resistance test report.
- i. Type of wiring.
- j. Type, make and nos. of fittings and fixtures provided.
- k. Actual electrical load details.
- l. Type of pump Sr. No., details and make etc.
- m. Guarantee cards/certificates/pamphlets of equipments installed.
- n. Details of Energy meter/s installed for lighting, pump, etc. (all energy meters shall be in the name of respective M.C.G.M. authority of concerned ward office).
- o. Copies of contract/s made with Contractor for 1 years free maintenance period.
- p. Names, addresses of offices, phone nos., mobile nos. of contractor, who are assigned the work.

D) The flow chart showing various activities for issuing the NOC are attached herewith for reference.

The payment of scrutiny fees shall be done as per circular attached. As per circular under no. CA/ FRM/ 7 dtd 03.05.2011 and CA/ FRM/ 342 A dtd 27.01.2015 there is 10 % increase in scrutiny fee effective from 1st April of each financial year.

Forwarded please.

Sd/-
Ch.E. (M. & E.)