

Form 346
188

This I.O.D. C.C. is issued subject to the provision of Urban Planning and Regulation Act, 1977 in reply please quote No. and date of this letter.

By: Engineer
Municipal Office
Bandra (West), Mumbai-400 050.

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

No. E.B./CE/ 8716/WS/NBS/A

of 200 - 200

MEMORANDUM

JAN 2006

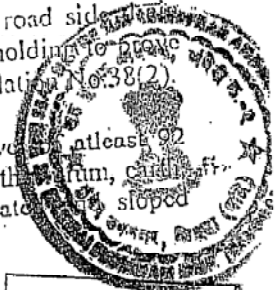
Municipal Office,
Mumbai200

Shri Boman Irani, C.A. to Lessee

With reference to your Notice, letter No. 337 dated 11/11/2005 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at (West), N: 3 Rd. No. 6, JVPD Scheme, Vile Parle (West), CTS No. 313, Vile Parle to me under your letter, dated 200 I have to inform you that I cannot approve the work proposed to be erected or executed, and I therefore hereby formally intimate to you my disapproval by the Bombay Municipal Corporation Act as amended up to date.

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTI C.C.

1. That the commencement certificate under section 44/69 (1)(a) of the Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side without obstructing the flow of rain water from the adjoining holding in possession of holding before starting the work as per D.C. Regulation No. 38(2).
3. That the low lying plot will not be filled upto a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with boulders etc. and will not be levelled, rolled and consolidated towards road side, before starting the work.
4. That the Structural Engineer will not be appointed. Supervision memorandum appendix XI (regulation 5(3)(ix)) will not be submitted by him.
5. That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.



Supervision memorandum
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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves 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 day of 2007 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.

TRUE COPY CERTIFIED
FOR M/S. KINNER ARCHITECTS

Anwaddha
(AUTHORIZED ARCHITECT)

for 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 Section 68 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 3-16 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that each part of the plinth shall be--

"(a) Not less than ... feet (60 cms.) above the centre of the adjoining street at the nearest point where the drain from such building can be connected with the sewer than existing or thereafter to be made."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (1.5 m.) of such building.

"(c) Not less than 22 ft. (6.7 m.) above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act which requires the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been begun to the Commissioner, within fifteen days of the completion or of the occupation whichever is earlier. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the building or 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.

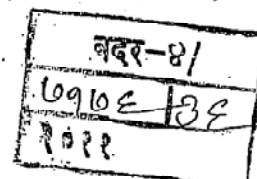
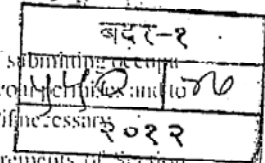
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

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

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

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai 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.

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

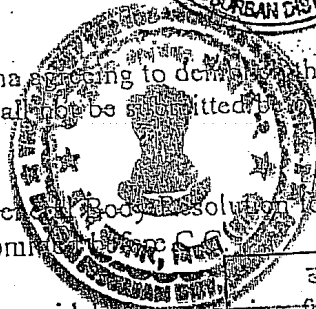


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22. Engineer Bldg. Proposal (W.B.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.

6. That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
7. That the agreement with the existing tenant alongwith the list will not be submitted before C.C.
8. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
11. That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. K/West, [v] S.W.D., will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
12. That the qualified/registered site supervisor through architect/Engineer will not be appointed before applying for C.C.
13. That the extra water and sewerage charges will not be paid to A. W. W. West Ward before C.C.
14. That the development charges as per M.R.T.P. (amendment) Act will not be paid.
15. That the registered undertaking in prescribed proforma according to demarcation of the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
16. That the N.O.C. from Society alongwith extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
17. That the requisite premium as intimated will not be paid before applying for C.C.
18. That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.



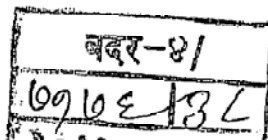
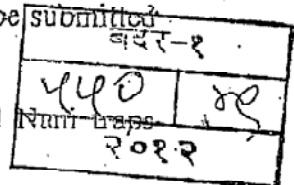
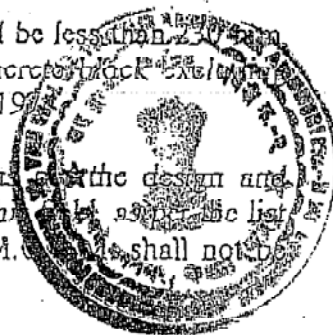
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3 JAN 2006 / CE/8716/WS/AK

Engineer Bldg. Proposal [W.O.]
H. and K - Wards
Municipal Office, R. K. Park Marg.
Ludhiana (West), Punjab - 141 001

19. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall be complied with.
20. That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
21. That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
22. That the soil investigation will not be done and report thereof will not be submitted with structural design.
23. That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupancy certificate from Structural Engineer to that effect will be insisted.
24. That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
25. That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
25. That the R.C.C. framed structures, the external walls shall be less than 230 mm if in brick masonry or 150 mm autoclaved cellular concrete block. External plaster thickness as circulated under No. CE/5591 of 15.4.1998.
27. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in the field shall not be furnished by Solid Waste Management Department of M. Corporation shall not be provided to the satisfaction of Municipal Commissioner.
28. That the phasewise programme for removal of the debris shall not be submitted and got approved.
29. That the registered undertaking for water proofing of terrace and rain traps shall not be submitted.
30. That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.



3 JAN 2006

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II and K - Yards
Municipal Office, R. K. Patkar Marg,
Sandra (West), Mumbai-400 071

31. That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
5. That the N.O.C. from L.A. & C. [K/West] shall not be submitted.
6. That the plinth stability certificate from R.C.C. consultant
7. That the work-start notice shall not be submitted.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

- 1) That the separate vertical drain pipe, soil pipe with a separate gully trap, main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system of the residential part of the building will not be affected.
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
- 5) That the 10' wide paved pathway upto staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuild upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.



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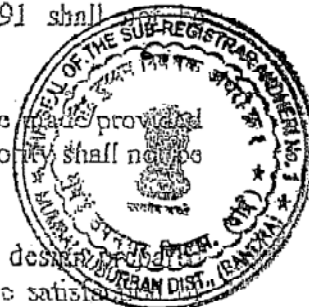
3 JAN 2008

CE/8716/WS/AK

H and K Wards

Municipal Office, N. K. Patkar Marg,
Andra (West), Mumbai-400 058.

- 8) That the carriage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36.
- 10) That B.C.C. will not be obtained and ICD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 11) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 12) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 13) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 14) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 15) That the regulation No.45 and 46 of D.C. Reg. 1991 shall be complied with.
- 16) That the necessary arrangement of borewell shall not be made and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 17) That the provisions of Rain Water Harvesting as per the design by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 Sq.Mts.
- 18) That the requisition from fire safety point of view shall not be complied with.
- 19) That the Vermiculture bins for disposal of wet waste and specification of Organisations/individuals specialized in Vermiculture list furnished by Solid Waste Management Department of Municipal Corporation shall not be provided to the satisfaction of Municipal Commissioner.
- 20) That the Drainage Completion Certificate shall not be submitted.
- 21) That the Lift Inspector's completion certificate shall not be submitted.
- 22) That the structural stability certificate shall not be submitted.



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11/13 JAN 2008

CE/716/WS/AK

Ex. Engineer Bldg: Proposal [W.S.]
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Sandra (West), Mumbai 400 050

- 23) That the Site Supervisor's completion certificate shall not be submitted.
- 24) That the smoke test certificate shall not be submitted.
- 25) That the water proofing certificate shall not be submitted.
- 26) That the P.R. Card in the name of applicant shall not be submitted.
- 27) That the N.A. order shall not be submitted.
- 28) That the final completion certificate from C.F.O. shall not be submitted.
- 29) That the N.O.C. from A.A. & C. [K/West] shall not be submitted.

D) CONDITIONS TO BE COMPLIED WITH BEFORE

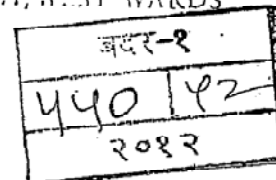
1. That the certificate under Sec.270-A of the B.M.C. from H.E.'s department regarding adequacy of water supply.



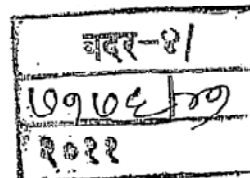
TRUE COPY CERTIFIED
FOR M/S. KINNER ARCHITECTS

For *Anuradha Sampat*
(AUTHORIZED ARCHITECT)

EX. ENGR BLDG PROPOSAL
(W. S.) K/LA/H/W/W/WARDS



Sym.c/4



No. EB/CE/ 87161 W.S.A.K. 735,

NOTES

3 JAN 2006

- (1) The work should not be started unless objections A are complied with 1 to 31.
- (2) A certified 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.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material 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 workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application 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 atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water 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 presume that Municipal tap water has been consumed on the site 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 stabled in front of the property. The hoarding bricks metal, sand preps debris, etc. should not be deposited over footpaths 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 objection 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 range is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open space & dimension.
- (11) The 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 to avoid excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under the provisions of the Act should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection (sanitary) 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 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 complete 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 broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (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.

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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(11) 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 sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and 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:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - 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.
 - Plans showing the proposed 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 start or during monsoon which will same of water leakage.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Corporation 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 main axis and other appurtenances in the building should be marked and the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the approved plans.
- (29) No new well, tank, pool, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required by Section 234-1 (a) of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting iron covers and the covers shall be made of iron plates or hinges. The manholes of all cisterns shall be covered with a hinged cast iron cap over in one piece, with locking arrangement provided with a padlock to be screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden m. ti rose) with copper pipes with perforations, each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently as feasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 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 to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
- (b) Lintels or Arches should be provided over Door and Window opening.
- (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 will do so at your own risk.

COPY TO ARCHITECT OWNER
TRUE COPY CERTIFIED
FOR M/S. KINNER ARCHITECTS

Amraddha Sampat
(AUTHORIZED ARCHITECT)

Executive Engineer, Building Department
K. WED

Zones

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BMPP-1649-2002-10,000 Forms.

C-3

This T.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1974

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/8716/BSII/WS/AM/AK of M. Engineer Reg. Proposal [W.D.]
COMMENCEMENT CERTIFICATE and R. S. S.

To, Shri Boman Jyani

31 MAR 2008

Municipal Office, R. K. Packer Marg,
Bandra (West), Mumbai-400 050

C.A. to Lessee

Sir,

With reference to your application No. 9041 dated 11-11-2005 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and, building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed building CTS No. 313
at premises at Street N.S. Rd No. 6 village Vile Pade
No. 4 situated at J.V.P.D. Scheme Ward

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner of Greater Mumbai if

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any restriction imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) The Municipal Commissioner of Greater Mumbai 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 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V. H. PATIL

Ex. Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 12 JAN 2009

This Commencement certificate is for carrying out the work upto/for top of stilt 8-6 only

For and on behalf of Local Authority

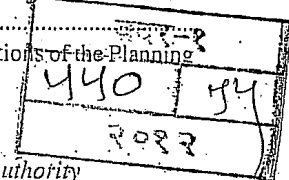
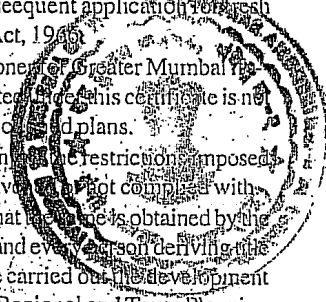
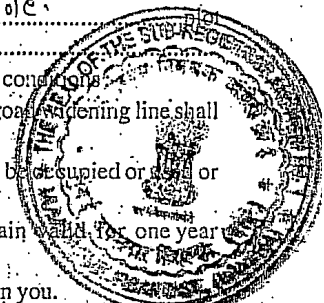
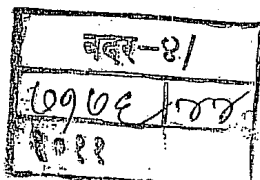
The Municipal Corporation of Greater Mumbai

Ex. Assistant Eng. Building Proposals

(Western Subs.) 'H & K' West 'K' East & P' Wards

FOR

MUNICIPAL CORPORATION OF GREATER MUMBAI



Shon's Draw

Valid up to 12/01/2010

CE/ 8716

Further C. C. is now extended post facto at basement level and full level upto top of 11th floor + parapet top as height terrace level to 41.50 as per approved plan

for/upto

E.E.B.P (WS) K Ward

28 OCT 2009 28 OCT 2009

at 8/10/09

TRUE COPY CERTIFIED
FOR M/S. KINNER ARCHITECTS

for *R. Kinner*
(AUTHORIZED ARCHITECT)

