

12 That final V.O.C. from A.A. & C.P. South shall not be submitted before occupation.

That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.

13 That the debris shall not be removed before submitting B.C.C.

14 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec 353A of M.M.C. Act for work completed on site.

15 That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.

16 That some of the drains shall not be laid internally with C.I. Pipes.

17 That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organisations/individuals specialised in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

D - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1 That certificate under Sec. 276A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

THIS IS ISSUED SUBJECT
DIVISIONS OF URBAN LAND
& REGULATIONS ACT 1970

19 DEC 2009

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Satish
19/11/09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P.WARD

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OFFICE OF THE
COLLECTOR, MUMBAI SUBURBAN DISTRICT

10th floor Administrative Building, Government Colony, Bandra(E.), Mumbai-400 051

No.C/Desk-III-C/LND/NAP/SRB 9012

Date :- 13 /09 /2010

Read :-

- 1) Application dt. 27/1/2010 from Shri Muhamed Nensey (M.D.) M/s. Amir Parks & Amusements Pvt.Ltd..
- 2) I.O.D. No. CHE/9923/BPWS/AP dt. 19/12/2009 & plan approved by Ex. Engineer, Building Proposals, (W.S.)
- 3) Order No.C/ULC/D.III/Sec-20/NDZ/Misc dt 18/1/1995 issued by Addl.Collector & C.A. (ULC) Greater Mumbai.
- 4) Indemnity Bond dt 3/7/2010

ORDER :-

Land bearing CTS No.1627 A S.No.169pt of Village-Maroshi Taluka Borivali at Mumbai Suburban District, belongs to the following owners

M/s.Amir Parks & Amusement Pvt.Ltd.

Shri Muhamed Nensey, M.D. has applied for grant of Non-Agricultural Permission in respect of the above lands for Residential Cum Commercial purposes.

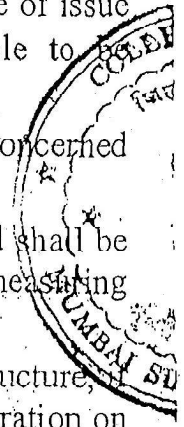
The buildings plans have been approved by the Greater Mumbai Municipal Corporation vide their I.O.D. No. CHE/9923/BPWS/AP dt. 19/12/2009

The above lands are presently held for Non agricultural purpose.

In exercise of the powers delegated under Section 44(i) of the M.L.R.Code. 1966, the Collector, M.S.D. do hereby regularized N.A.Use/ grant the Non-Agricultural Permission to **M/s. Amir Park & Amusement Pvt. Ltd.** to use the land specified in the schedule appended hereto, as per the plans approved by the Greater Mumbai Municipal Corporation subject to the following conditions :-

1. that the grant of Permission shall be subject to the provisions of the Code & Rules made there under.
2. that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from this office.
3. the grantee shall construct the building according to the plans approved by the Greater Mumbai Municipal Corporation.

4. that the grantee shall not sub-divide the plot or subplot, if any, approved in this order, without getting the sub-division previously approved by the collector, Mumbai Suburban District
5. that the grantee shall pay the N.A. assessment in respect of the above land as Rs.430/- per 100 / sq mtrs. p.a. for Residential purpose and @ Rs.1290/ per 100 sq.mtrs. per annum for Commercial purpose. The N.A. assessment for the year 2009-2010 comes to Rs. 6,752/.
6. that the present N.A. rates mentioned in condition No.5 above is guaranteed unto 31st July 2011 and will be revised thereafter for further guarantee period.
7. As mentioned in condition No.6 above the grantee shall be liable to pay the amount of difference due to revision and fixation of rates of N.A. assessment.
8. that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N.A. assessment within 30 days from the date of issue of this order, failing which the N.A. permission shall be liable to be cancelled.
9. that the grantee shall pay the measurement fees, to the concerned C.T.S.Officer, immediately.
- 10.that the area and it's assessment mentioned in this order and sanad shall be liable to be altered in accordance with the actual area found, on measuring the land by the concerned C.T.S. Officer.
- 11.that the grantee shall construct substantial building and/or other structure, any, as per the approved plan of Greater Mumbai Municipal Corporation on the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the Government orders in force from time to time.
- 12.that the grantee shall be bound to execute a sanad in form as provided in Schedule VI appended to Maharashtra Land Revenue (Conversion of use of land & N.A. Assessment) Rules, 1969 embodying therein all conditions of this order, when called upon to do so.
- 13.that if the grantee contravene any of the foregoing conditions mentioned in this order and those to be incorporated in the sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the grantee on payment of such fine and assessment as the Collector may direct.
- 14.that notwithstanding anything contained in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by him and no such removal or alteration not being carried out within the specified



NOTES

1 The work should not be started unless objections are complied with

1 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.

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.

Temporary sanitary accommodation on full flusing 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 made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.

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 construction works and bills preferred against them accordingly.

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 scaffoldings, 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.

The work should not be started unless the manner in obviating all the objection is approved by this department.

The work should be started unless the structural design is approved.

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

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

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

No 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 sanction to the layout.

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

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.

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

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.

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.

- (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 or the alternative accommodation in the proposed structure at standard rent.
 - Plans showing the phased 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 its from other sides should be done first before starting the work.
- In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation 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 nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement 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 permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible 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 LICENSED SURVEYOR/OWNER

17 9 DEC 2009
 S. K. / 19/12/09
 EXECUTIVE ENGINEER, Proposals

time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee, as an arrears of land Revenue.

15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevant other facts of the case i.e. the Urban Land (Ceiling and Regulation) Act-1976, Coastal Regulation Zone Development Control Rules, 1991, etc.

16. that the grantee shall plant 7 trees, before the completion of the building on this land and he shall take adequate care of their proper and healthy growth.

17. that the set back & proposed D.P. Road area and it's N.A. Assessment, if any, will be reduced after handing over the same to the Greater Mumbai Municipal Corporation and also on receiving an intimation from Corporation to that effect.

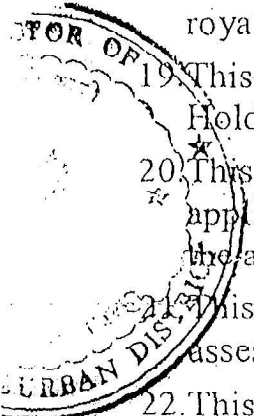
18. that the grantee shall obtain the prior permission, for excavation & shall pay royalty to the Government as per Rules.

19. This permission is granted at the risk of applicant/Power of Attorney Holder/Occupant regarding Title of the land.

20. This permission is granted presuming that the papers submitted by the applicant are genuine and for any dispute arising out of document submitted the applicant/Power of Attorney Holder will be held responsible.

21. This order of N.A.A. is only for fiscal purposes of realisation of N.A. assessment as land has been put to Non-Agricultural use.

22. This order is issued subject to protection of rights, dispute or Court matter pending if any.



SCHEDULE

Name of the Holder :M/s. Amir Parks & Amusement Pvt.Ltd.

Village : Maroshi Taluka : Borivali District : M.S.D.

CTS No. 1627 Apt S.No.169pt.

- i) Area in Sq.Mtrs 445.00 purpose Commercial.
- ii) Area in Sq. Mtrs. 235.00 purpose Residential.
- iii) Amount of annual N.A. Assessment Rs. 6,752/-
- iv) Period from Revenue Year 2009-2010
- v) Conversion tax of Rs 33,760/- to be paid.

2/- the grantee shall pay the Conversion tax amount of Rs.33,760/- in the office of the Tahasildar Borivali immediately.

3/- the grantee shall pay the N.A. Assessment and fine (if any) amounting to Rs.6,752/- In the office of the Greater Mumbai Municipal Corporation.

Sd/-
Collector,
Mumbai Suburban District.

To,
Shri Muhamed Nansey
M/s.Amir Parks & Amusement Pvt.Ltd
Bungalow No.1 Plot No.25, Aarey Milk Colony
Goregaon (E) Mumbai 400065

1. Copy with a copy of approved plan, forwarded for information and necessary action to the Tahasildar, Borivali (in duplicate.)

2/- He is direct to take necessary an entry in Taluka Form II and to recover the Conversion tax immediately.

2, Copy with a copy of approved plan forwarded to the Assistant Collector & Assessor Western Suburban for information and necessary action.

2/- He should include the N.A. Assessment in property Tsx bill and recover the N.A. Assessment and fine regularly and deposit the same as per Govt. Resolution, R & F Department No. NAP-1006/CR-270/L-5 dt. 5/2/2009.

3. Copy to the Municipal Commissioner, Greater Mumbai.

4. Copy to the A.D.D.C. M.S.D. for information & necessary action.

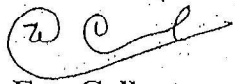
5. Copy with a copy of approved plan forwarded to the C.T.S.Officer, Vileparle.

2/- He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N.A. Assessment is levied, so that suitable corrigendum can be issued. He may also make entry in P.R.Card of all the holders, as shown in the schedule above, if it is not so done earlier.

6. Account Officer, (I.A.W.) M.S.D. for information & necessary action.

7. Master File.

Offc signed by Collector M.S.D.


For Collector,
Mumbai Suburban District.

