

No. CHE/ 9923 /BP(W.S) / AP / XXX F- 6 JAN 2010

COMMENCEMENT CERTIFICATE

To, उपप्रमुख अभियंता इमारत (प्रस्ताव) प.
महापालिका इमारत, सी. विंग,
संस्कृती कॉम्प्लेक्स, १० फुट डी.पी. रोड,
सेंट होरिन्स शाळेजवळ, कांदिवली (पूर्व),
मुंबई-४०० १०१.

Owner

Sir,

With reference to your application No. 102 dated 11.12.09 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building (Bldg. No. 132 & L-27) on plot bearing C.T.S.No. 1627/A, S.No. 169(Pt.)

at premises at Street -

Village Marol-Maroshi

Plot No. -

situated at Goregaon (East)Ward: P/South

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 and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for 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 of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 43 or 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 R.V. Nautiyal Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to top of stilt slab level.

OFFICE-385771

mistri associates

For and on behalf of Local Authority

Brihanmumbai Mahanagarपालिका

ARCHITECT / CIVIL ENGINEER

S.V. MISHRA, 211 TA

PATIL ESTATE, OPP. BH.

8) This C.C. is now valid & further extended
for works of Ground + 2 upper floors of wing A
and still +2 upper floors of wing B as per
approved Plan Dtd. 19.12.2009.

fbnyl 11/11/10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) PWARD

19 OCT 2010

OFFICE-3005

gnd/for
mistri associates

ARCHITECTS, INTERIOR DESIGN ENGINEERS,
B.V. MISTRY, 27B T-4
PATIL ESTATE, OPP. BHADRA HOSPITAL,
BOMBAY-400 007.

THIS T.O.D. /C.C. IS ISSUED SUBJECT
TO THE PROVISIONS OF URBAN LAND
CEILING AND REGULATIONS ACT 1970

TRUE COPY

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

VINAYAK LOMATE
(ARCHITECT)
CA/91/14356

CHE/9923/BP(VS)/AP
No. E.B./CE/

BS/A

of 200

- 200

19 DEC 2009

MEMORANDUM

Municipal Office,

Mumbai 200

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

With reference to your Notice, letter No. **5359** dated **11/12/09** 200 and delivered on
..... 200 and the plans, Sections Specifications and Description and further particulars and
details of your buildings at **Proposed bldg. (Bldg. no. 132 & 1127) on plot bearing**
CIS no. 1627/A.S.No.169(pt), village Marol Maroshi, Goregaon (East), Mumbai.
to me under your letter, dated 200. I have to inform you that I cannot approval of the building
or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of
the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A - CONDITIONS TO BE COMPLIED WITH BEFORE STARTING
THE WORK/BEFORE PLINTH C.C.**

1. That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. 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 drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27).
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves
and 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 require-
ments, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the
day of 200 , 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.

Executive Engineer, Building Proposals,
Zone, P Wards.

19 DEC 2009.

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 346 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 every part of
plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which
drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of
the building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property
tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the
Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with
provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises
liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which
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 occupa-
tion 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
(1)(aa) of the Bombay Municipal Corporation Act.

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

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

16 That the provision from Beharwa Energy Ltd (M.T.C.) shall not be made

That the P.C.C. Charges shall not be paid to Insecticide Officer before requesting for C.C. 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 not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

15 That the Janata Insurance Policy shall not be submitted before C.C.

19 That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/1608 LOP, dated 27.07.2007 along with the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliances thereof will not be done before submission of C.C.

20 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

1 That the regd U/T shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.

That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer

That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.

That the N.O.C. from A.E (Environment) for debris shall be submitted before C.C.

That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted

That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted

19 9 DEC 2009

19/12/2009
19/12/2009

That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.

- 5 That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C
- 6 That the sanitary arrangement for workers shall not be carried as per Mund Specifications and drainage layout will not be submitted before C.C.
- 7 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.
- 8 That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C)/E.E. (SEW) will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C
- 9 That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.
- 10 That the N.O.C. from A.A. & C (P/South) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
- 11 That the N.O.C. from H.E. shall not be submitted before requesting for C.C
- 12 That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
- 13 That the regd u/t from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C
- 14 That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C
- 15 That the C.T.S Plan and P.R Card area written in words through S.L.R shall not be submitted before C.C.

That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.

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

- 1 That the plinth/stilt height shall not be got checked by this office staff
- 2 That the water connection for construction purposes will not be taken before C.C.
- 3 That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.

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

- 1 That the dust bin will not be provided as per C.E.'s Circular No CE/9297/II of 26.6.1978.
- 2 That 3.05 mt. wide paved pathway upto staircase will not be provided.
- 3 That the surrounding open spaces, parking spaces and terrace will not be kept open.
- 4 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
- 5 That carriage entrance shall not be provided before starting the work.
- 6 That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years.
- 7 That the non-agricultural permission/revised N.A. shall not be submitted before occupation.
- 8 That terraces, sanitary blocks, naharis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.
- 9 That final N.O.C. from H.E.(Dep'tt)/ E.E. (S.W.D) / E.E. (R.C.) / E.E. (T & C) shall not be submitted before occupation.