

20 pads of 100 lvs.

Notice of Requisition, Sections 340 and 343 of the
Bombay Municipal Corporation Act.

No. CE/4948/BSII/AH/A of _____

Bombay 15 SEP 1977

To M/s Venus Const. Co.

Sir,

WHEREAS the plans and description of your intended building at P.No. S.No. 209 (pt) III at 77 Chimbai Rd. Bandra (West).

furnished to me under your Notice, dated _____ 1977, do not supply all the information which I deem necessary to enable me to deal satisfactorily with the case, I hereby give you Notice, under Section 340 and 343 of the Bombay Municipal Corporation Act that I require you to supply me with the following further particulars and details, viz:-

- 1) Documentary evidence regarding area, boundaries & ownership by way of 7/12 Utara City Survey, District Inspector of Land Record's plan or certified copy of conveyance.
- 2) Getting position of Storage Tank & Pump Room approved from Hydraulic Engineer before commencement Certificate.
- 3) Undertaking on Rs. 5.00 stamp paper for demolition of existing structures.
- 4) Hydraulic Engineer's No Objection Certificate is necessary.
- 5) Registered agreements with tenants for alternate accommodation.
- 6) Executive Engineer Development Plan's remarks regarding recreation reservation & 121'-0" Development Plan Road.
- 7) Geologists report regarding stability of slope.
- 8) Section 251(A) is contravened.
- 9) Submitting latest assessment bills paid or No Objection Certificate from Asstt. Assessor & Collector, H ward.
- 10) Amended plans :-
 - a) Proposing open spaces as per Development Control Rules in respect of Central Line distance, distance from recreation and as per height requirement.
 - b) Showing the position of retaining wall, & section wall.
 - c) Light & Ventilation for Living Room for T.No. 6 & 7 on 1st floor will not be permitted. *from the park terrace*
 - d) Correct floor space index statement restricting the same to 1.00.
 - e) Showing dimensions of plot.
 - f) Proposing plinth height 2' above the ground level for Socie. Room also restricting plinth of shop to 1'-0" Above Ground Level.
 - g) Showing section through compound wall.
 - h) Meter room will not be allowed free of Floor Space Index.

P.T.O.

- Notes:-** (1) The Commencement Certificate under Section 45 of the Maharashtra Regional & Town Planning Act of 1966 is hereby refused.
- (2) If no reply is received within 3 months from the date of receipt hereof, it will be presumed that you are not interested in the proposal and the case will be treated as closed, and if the proposal thereon is revived, a fresh notice under Section 337/342 shall have to be submitted.
- (3) If desired, you may direct your licensed surveyor to have a joint discussion with the Executive Engineer at the above address.

Yours faithfully,

Asstt. Engineer, Building Proposals,
(Zone) Ward.

Note.— Under Section 68 of the Bombay Municipal Corporation Act, the Municipal Commissioner has empowered the Asstt. Engineer to exercise, perform and discharge the powers, duties and functions, served and imposed upon and vested in the Commissioner, by Section 540 & 343 of the said Act.

- i) Showing all the structures existing on the plot at site showing therein structures proposed to be demolished in yellow colour.
 - j) Showing naharies in kitchen.
 - k) Full side of W.C. for shop No. 2 & 7 should abut open space.
 - l) Showing the details of foundation.
 - m) Paragola connections with old structure will not be permitted and joint open space will have to be left.
 - n) Ducts should be open to sky.
 - o) Restricting width of the chajja to 2'-6" 21'-6" beyond bldg. & balcony line.
 - p) Showing width of passages & dimensions of lobbies.
 - q) Giving full height of the structure.
 - r) Proposing servants W.C. on ground floor.
 - s) No Light & Ventilation will be permitted through sides of balconies where Divider walls are proposed.
 - t) Proposing part terraces on South East & South West side as sloping.
11. Executive Engineer D. (S) remarks necessary regarding Storm Water Drain.

epb 10.9.75.

Asstt. Engineer Bldg. Proposal Z II
'H' Ward

9/11/75

c.c

Revalidated upto: 6 FEB 1979

FORM 'A' E. E. B. P. Z-II H.A.K. Ward ISSUED

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

No. CE/ 4948 /BSII/A of 1975-76

7 FEB 1976

MUNICIPAL CORPORATION OF GREATER BOMBAY.

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional and Town Planning (Maharashtra Act No. XXXVII of 1966) to Venus construction Co.

APPLICANT, to the development work Residential Bldg

at premises at Street No. plot bearing Survey No. C/224, 28

Hissa No. of village at 77. Chimbar Road situated at Bandra on the following conditions viz:- Bandra

1. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development works 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 Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay 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 43 or 45 of the Maharashtra Regional and Town Planning Act, under Section 152 of the Maharashtra Regional and Town Planning Act, under Section 152 of the Maharashtra Regional and Town Planning Act 1966, the Municipal Commissioner has appointed Shri M. Y. SARNIS

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

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

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

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

For and on behalf of the Local Authority The Municipal Corporation of Greater Bombay.

Executive Engineer, Building Proposals Z.II H/K

OR Municipal Commissioner for Greater Bombay.

Revalidated upto: 6 FEB 1978

E. E. B. P. Z II H.A.K. Ward

Handwritten notes and signatures on the left side of the page, including 'AE (H)' and 'Read'.

Revalidated upto: 6 FEB 1979

FORM 'A' H.E.B.P. Z-II H.A.K. Ward ISSUED

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

No. CE/ 4948 /BSII/A of 1975-76

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APPLICANT, to the development work Residential Bldg

at premises at Street No. plot bearing Survey No. C/294, 285, 286, 287

Hissa No. of village at 77. Chimbai Road situated at Bandra on the following conditions vis:- Bandra

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Handwritten signatures and initials: o/k, AE (H), etc.

For and on behalf of the Local Authority The Municipal Corporation of Greater Bombay.

Executive Engineer, Building Proposals Z.II H/K OR 2/1/76

Municipal Commissioner for Greater Bombay.

4.75 - 1,000

Revalidated upto: 6 FEB 1978

H.E.B.P. Z. II H.A.K. Ward

Handwritten signature: Read 3/2/78

Handwritten signature: A. V. P. (H)

BMPP-2171-76-10,00,000.

Gen-182/म-111

353

Municipal Corporation Of Greater Bombay.

महानगरपालिका

No. CE/4948/BSII/AH of _____

To

Shri Harish Shah,
Architect,
DOL-DIN-SHIR,
69-71, Ghogha Street,
Bombay 400 001.

RECEIVED
10 JAN 1977
ISSUED

Subject:- Occupation for ground and first floor of front portion (Phase I) on C.S.No. C/284, 285, 286, 287 at Chimbai Road, Bandra.

Sir,

Reference:- Your letter No. HSA/191/76 of 27-12-1976.

With reference to the above, by direction, I have to inform you that there is no objection to your client occupying ground and 1st floor (Phase I) of the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within six months from the date of receipt hereof.

- 1) That the certificate under section 270A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from the Hydraulic Engineer.
- 2) All the I.O.D. objections shall be complied with.
- 3) The remaining work of Phase II shall be complied with.
- 4) The remaining portion of the building which is shown to be demolished shall be demolished within seven days.

Please also note that if any of the conditions mentioned above or any of the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

Y. Sebnis

(S. Y. Sebnis),
Executive Engineer (Bldg. Proposals
Zone II, H&K Wards.

imp.
10/1

No. CE/4948/BSII/AH of _____

Copy forwarded for information to the Owner,
M/s Venus Construction Co.,
C/o Harish Shah, Architect.

Y. Sebnis
Executive Engineer (Bldg. Proposa.
Zone II, H&K Wards.

No. CE/4948/BSII/AH OF
E.E.V./D.K.H.O./A.C. & C (H)/SUP, H Ward/ A.C.H.U., H.A.O. H

Copy forwarded for information please.

Y. Sebnis

MUNICIPAL CORPORATION OF GREAT BOMBAY

CE/4944/BSII/AH of

1 JUL 1978

ISSUED

Mr. Harish Shah, Arch.,
Sol. Bin-Shis,
69-71, Ghoga Street,
Bombay-1.

Sub:- Occupation for the entire building on plot bearing
C.T.S.No.C/224 to C/227 at 772, Chimbai Road, Bandra.

Sir,

Ref:- Your letter No. HSA/191/41 of 10.7.78.

With reference to the above by the directions I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within six months from the date of receipt hereof.

1. That the certificate under Section 270A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.
2. The site should be clear of materials.
3. The concreting around the building should be completed.
4. The trees should be planted at the rate of 1 for 100 sq. yds. and as per approval of the tree officer

Please also note that if any of the abovementioned conditions and the uses mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

[Signature]
Asstt. Engineer Hdg. Proposals
(W. S.) H-Ward.

LEW.11.7.78. CE/4948/BSII/AH of

Copy forwarded for information to the owner M/s. Venus Construction
C/o. Architect.

CE/4948/BSII/AH of

[Signature]
Asstt. Engineer Hdg. Proposals
(W.S.) H-Ward.

E.E.V./D.E.H.O./A.A. & C(H)Ward/Sup. H-Ward/A.E.W.W.(H)Ward/W.O.H-Ward.

Copy forwarded for information please.

[Signature]
A.R.B.P.(W.S.) H-Ward.

[Handwritten initials]