



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCF(P-2)/BKC-27(CC)/G/C-28/INT.ADD.-ALT./369/1377/2016

Date: 15 NOV 2016

To,
Shri. Reza Kabul (Architect),
 Plot No. 78, 2nd Floor,
 Turner Road, Bandra (West),
 Mumbai-400 050, India.

Sub: Proposed additions & alterations (internal bifurcations) permission in the existing Commercial-Office building of 'M/s. Bharat Diamond Bourse' (BDB) (in the premises located on 1st, 2nd, 5th, 6th & 8th floor of T1 -T7 towers) on plot no. C-28 in 'G' block of Bandra-Kurla Complex (BKC), Bandra (East), Mumbai.

- Ref-**
- (i) MMRDA's Occupancy Certificates for Towers - 1, 2, 3, 4, 5, 6 & 7B dt. 16/09/2009, 16/09/2009, 16/09/2009, 01/04/2008, 06/05/2008 & 16/09/2009 respectively.
 - (ii) MMRDA's Additions & Alterations permission dt. 05/10/2011 & 28/06/2012.
 - (iii) BDB's letters dt. 31/08/2016, 03/10/2016, 13/10/2016 and 25/10/2016.
 - (iv) Your letter dt. 1/06/2016.

Sir,

Please refer BDB's above cited letters dt. 31/08/2016, 03/10/2016, 13/10/2016 and 25/10/2016 [at reference (iii) above] in which BDB have requested for the proposed additions & alterations (internal bifurcations) in the existing Commercial-Office building of 'Bharat Diamond Bourse (BDB)' on the plot under reference for the below mentioned premises. The Hon. Metropolitan Commissioner, MMRDA has approved the proposed additions & alterations (internal bifurcations) for the 7 nos. of office premises as reflected in drawing nos. premises [HW 1120 (T7-F1), CW 6051 (T3-F6), CW 6052 (T3-F6), CW 6053 (T3-F6), CW 6054 (T3-F6), CW 6055 (T3-F6), CW 6056 (T3-F6), EW 4070 (T5-F4), EW 4080 (T5-F4), HW 1030 (T7-F1), HW 1040 (T7-F1), T2-EC-B1 (T2-FGr), BW 1100 (T2-F1), AE 2041 (T1-F2), AE 2042 (T1-F2), AE 2043 (T1-F2), AE 2044 (T1-F2), BC 5010 A (T2-F5), BC 5010 B1 (T2-F5), BC 5010 B2 (T2-F5), EC 8010 B1 (T5-F8), EC 8010 B2 (T5-F8), EC 8010 D1 (T5-F8), EC 8010 D2 (T5-F8) & EC 8010 C (T5-F8)] stated in the table mentioned below:



Drq. No.	Premises Location (Total = 25 nos.)	No. &	Proposed amendments.
859	HW 1120 (T7-F1)		As seen from the plan submitted by BDB, BDB have proposed to change the office number of office premises from Unmarked to HW-1120 (from Garbage Collection to Commercial premise for Diamond Merchant) The Architect has submitted the NOC from CFO dt. 28/01/2014 along with CFO approved plan for the same.
860			As seen from the plan submitted by BDB, the office premises CW 6051 & CW 6051 are proposed to be merged into a single office premise by demolishing the internal partition wall between these office premises u/r. Hence they are approved as a single office premises [i.e. (CW 6051 & CW 6052)] <u>However in future, if BDB intends to bifurcate this office premise under reference then MMRDA's NOC will be required for the same.</u> <u>Also, in future if BDB intends to mortgage this office premises u/r i.e. CW 6051 & CW 6052], then these office premises will have to mortgaged together with MMRDA's permission as ensured in the Undertaking from the sub-lessees dt. (will be mentioned as & when received from BDB).</u>
861	CW 6051 (T3-F6) + CW 6052 (T3-F6)		

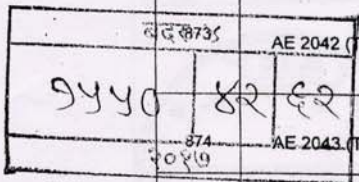
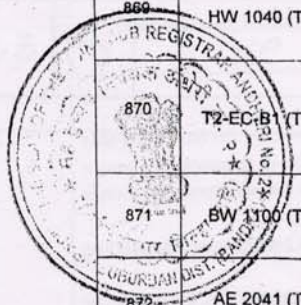
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Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051

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862		As seen from the plan submitted by BDB, the office premises CW 6053 , CW 6054 , CW 6055, CW 6056 are proposed to be merged into a single office premise by demolishing the internal partition wall between these office premises u/r. Hence they are approved as a single office premises [i.e. (CW 6053 , CW 6054 , CW 6055, CW 6056)]
863	CW 6053 (T3-F6)	
864	+ CW 6054 (T3-F6)	<u>However in future, if BDB intends to bifurcate this office premise under reference then MMRDA's NOC will be required for the same.</u>
865	+ CW 6055 (T3-F6) + CW 6056 (T3-F6)	<u>Also, in future if BDB intends to mortgage this office premises u/r (i.e. CW 6053 , CW 6054 , CW 6055, CW 6056), then these office premises will have to mortgaged together with MMRDA's permission as ensured in the Undertaking from the sub-lessees, dt. * (will be mentioned as & when received from BDB).</u>
866	EW 4070 (T5-F4)	As seen from the plan submitted by BDB, the office premises is proposed to be bifurcated into two separate office premises EW 4070 & EW 4080 by constructing the internal partition wall between these office premises u/r .
868	EW 4080 (T5-F4)	<u>However, in future if BDB intends to merge / alter the internal areas office these premise/s under reference then MMRDA's NOC will be required for the same.</u> The Architect has submitted the NOC from CFO dt. 20/05/2016 along with CFO approved plan for the same.
867	HW 1030 (T7-F1)	As seen from the plan submitted by BDB, the internal areas of office premises HW 1030 & HW 1040 are proposed to be re-demarcated by erecting internal partition wall and closing the opening between the office premises under reference.
869	HW 1040 (T7-F1)	<u>However, in future if BDB intends to merge / alter the internal areas office these premise/s under reference then MMRDA's NOC will be required for the same.</u> The Architect has submitted the NOC from CFO dt. 02/09/2016 along with CFO approved plan for the same.
870	T2-EC:B1 (T2-FGr)	As seen from the plans submitted by Architect, the Architect has proposed interior showing seating area, office space on the ground floor of Tower 2. The Architect has submitted the NOC from CFO dt. 25/07/2016 along with CFO approved plan for the same.
871	BW 1100 (T2-F1),	As seen from the plan submitted BDB, the internal area of office premise BW 1100 is proposed to be increased by shifting the internal partition wall. The Architect has submitted the NOC from CFO dt.06/10/2016
872	AE 2041 (T1-F2)	As seen from the plan submitted by BDB, the office premises is proposed to be bifurcated into two separate office premises AE 2041 & AE 2042 by constructing the internal partition wall between these office premises u/r .
	AE 2042 (T1-F2)	<u>However, in future if BDB intends to merge / alter the internal areas office these premise/s under reference then MMRDA's NOC will be required for the same.</u> The Architect has submitted the NOC from CFO dt. 06/10/2016 along with CFO approved plan for the same.
	AE 2043 (T1-F2)	As seen from the plan submitted by BDB, the office premises is proposed to be bifurcated into two separate office premises AE 2043 & AE 2044 by constructing the internal partition wall between these office premises u/r .
875	AE 2044 (T1-F2)	<u>However, in future if BDB intends to merge / alter the internal areas office these premise/s under reference then MMRDA's NOC will be required for the same.</u> The Architect has submitted the NOC from CFO dt. 06/10/2016 along with CFO approved plan for the same.
876	BC 5010 A (T2-F5)	As seen from the plan submitted by BDB, the internal areas of office premises BC 5010 A are proposed to be re-demarcated by proposed to exclude(handing over to BDB) some of the passage area & by excluding entrance door at one location. The Architect has submitted the NOC from CFO dt. 09/04/2012 along with CFO approved plan for the same.



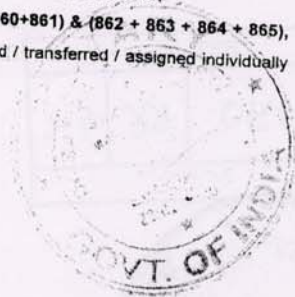
877	BC 5010 B1 (T2-F5)	As seen from the plan submitted by BDB, the office premises BC 5010 B is proposed to be bifurcated into two separate office premises BC 5010 B1 & BC 5010 B2 by constructing the internal partition wall between these office premises u/r. However, in future if BDB intends to merge / alter the internal areas office these premise/s under reference then MMRDA's NOC will be required for the same.
878	BC 5010 B2 (T2-F5)	The Architect has submitted the NOC from CFO dt. 13/10/2016 along with CFO approved plan for the same.
879	EC 8010 B1 (T5-F8)	As seen from the plan submitted by BDB, the office premises is proposed to be bifurcated into two separate office premises EC 8010 B1 & EC 8010 B2 by constructing the internal partition wall between these office premises u/r. However, in future if BDB intends to merge / alter the internal areas office these premise/s under reference then MMRDA's NOC will be required for the same.
880	EC 8010 B2 (T5-F8)	The Architect has submitted the NOC from CFO dt. 08/10/2016 along with CFO approved plan for the same.
881	EC 8010 D1 (T5-F8)	As seen from the plan submitted by BDB, the office premises is proposed to be bifurcated into two separate office premises EC 8010 D1 & EC 8010 D2 by constructing the internal partition wall between these office premises u/r. Also there is slight shift in partition between EC 8010 C & EC 8010 D and some common lobby area is left out.
882	EC 8010 D2 (T5-F8)	However, in future if BDB intends to merge / alter the internal areas office these premise/s under reference then MMRDA's NOC will be required for the same. The Architect has submitted the NOC from CFO dt. 06/10/2016 along with CFO approved plan for the same.
883	EC 8010 C (T5-F8)	As seen from the plan submitted by BDB, the office premises is proposed to be redemarcated by slight shift in partition between EC 8010 C & EC 8010 D.

This approval is issued subject to the condition that :-

- (i) BDB has indemnified MMRDA and its employees against any risk, damage, etc. arising out of proposed addition & alteration (interior) work as mentioned by them in the indemnity bond dt. 13/02/2015 submitted to MMRDA;
- (ii) The work shall be carried out under the supervision of Architect, Structural Engineer and/or Site Supervisor as per approved plans;
- (iii) The date of starting and completion of work shall be informed to MMRDA;
- (iv) Three copies of as-built drawings shall be submitted showing the completed work;
- (v) The Completion Certificate for the proposed Additions & Alterations (Interior) Work shall be obtained from MMRDA, before occupying the premises;
- (vi) No Structural changes shall be made in the premises other than shown in these drawings;
- (vii) The applicant shall comply with CFO's NOC dt. 28/01/2014, 20/07/2016, 02/09/2016, 25/07/2016, 06/10/2016, 6/10/2016, 06/10/2016 and the final NOC for Occupation from CFO, MCGM shall be submitted before requesting for completion certificate.
- (viii) In future if BDB intends to erect / demolish internal partition wall/s (or) merge / bifurcate / re-demarcate the internal area / alter the internal profile by shifting internal partition wall/s between these premises / change the office number under reference then MMRDA's NOC will be required for the same;
- (ix) In future, if BDB intends to mortgage / transfer / assign these merged office premises @ Sr. No. (860+861) & (862 + 863 + 864 + 865) then these premises will have to be mortgaged / transferred / assigned together and not separately as ensured by BDB in their letter dt. 3/10/2016.
- (x) The Owners / BDB of the merged office premises @ Sr. No. (860+861) & (862 + 863 + 864 + 865), will be solely responsible if these office premises are mortgaged / transferred / assigned individually as ensured by BDB in their letter dt. 31/03/2016;



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02/09/2016, 25/07/2016		



- (xi) The applicant BDB will be solely responsible for the equal distribution of common areas to sub-lessees;
- (xii) This permission is valid for 12 months from the date of issuance of this letter and it is renewable only once for further period of 12 months by charging revalidation fees (as per MCGM's circular dt.27/03/2012);
- (xiii) In the event of the breach of any of these conditions, the permission given shall be treated as cancelled and further action as deemed fit will be initiated.

Anup Mehta
 Jr. Architect.
 T & CP Division.

Encl.: Total 9 nos. of Drawings [M-859to M-883/cs]

Copy to: 1) **The Executive Engineer,** _____ (with enclosures)
Building Proposals-Western Suburbs, MCGM
 MCGM Office, H&K Ward,
 R. K. Patkar Marg, Bandra (West), Mumbai – 400 050, India.

2) **Shri. Anup Mehta (President),** _____ (without enclosures)
Bharat Diamond Bourse (BDB),
 Plot No. C-28, 'G' Block,
 Bandra-Kurla Complex (BKC), Bandra (East), . .
 Mumbai – 400 051, India.



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