

17/07/01

MUNICIPAL CORPORATION OF GREATER MUMBAI
(MARKET DEPARTMENT)

To,

- i) M/s. Ram Aglave & Associates
Architect Interior Designers
239-B, Khar Danda,
Opp. Danda Market,
Mumbai- 400 052.

466 1864
- 3 AUG 2001

- ✓ ii) M/s. Janaki Development Corporation
B-9 Anand Nagar,
Sompoti Bagat Marg,
Mahim (West),
Mumbai- 400 016.

- iii) The Chief Promoter:
Pali Market Shopkeeper's Co-Op Society (Proposed)
Palimale Road, C.T.S. No. 864 to 867,
Bandra (West),
Mumbai-400 050.

Sub: Redevelopment of Pali Municipal Market on C.T.S.
No. 864 to 867 at Palimale Road, Bandra (West),
Mumbai-400 050.

Ref: Your application dated 05.12.2002.

Sir,

This has reference to above subject application received from Architect appointed by Pali Market Shopkeeper's Co-Op Society (Proposed), for the Redevelopment of Pali Market. The matter is considered and this Annexure-II is issued as per the guidelines approved by Municipal Corporation vide Resolution no. 931 of 05.09.2002 and further modified by State Government under no. TFB-432001/741/C.N.43/02/UD-11 of 27.02.2004 with following terms & conditions:-

1. The F.S.I. available for Redevelopment will be as per the Market Redevelopment policy approved by Municipal Corporation vide Resolution No. 931 of 05.09.2002 and approved with further modification by State Government under No. TFB-432001/741/C.N.43/02/UD-11 of 27.02.2004.
2. All the existing carpet area of the Market for the purpose as rehab component whether occupied or not occupied, allotted or not allotted shall be taken into account and accordingly calculations shall be made. The Balance area other than Rehab component will be the surplus area as per the policy.
3. As per the policy, the total F.S.I. is required to be divided into three components, Rehabilitation component, Incentive component and Balance Area Component. The Developer/ Association will get incentive area in the Ratio of 1 : 1 of Rehab Area. The Balance Area shall be shared by Developer/ Association and the Corporation in the Ratio 1 : 1.
4. In this scheme F.S.I. of Market component shall be restricted to one or the F.S.I. required for rehabilitation of Existing Licensees.
5. Developer/ Association will construct the rehabilitation Market Area and Corporation Share of Balance Area and hand over the same to Corporation free of cost.



6. Developer/Association will be at liberty to dispose off Incentive area in the open market.
7. For the purpose of planning the Market, General Guidelines given in the Annexure in the Market Policy Guidelines should be considered. The proposed Building will be planned as per the specification regarding parking spaces, fire protection requirement etc. required for Mercantile Buildings as defined in D.C. Regulation 1951. It will not be possible to allow any concessions like marginal open spaces, provision of lifts etc. as the Buildings are to be utilised for Market and other commercial purpose.
8. The responsibility of providing temporary transit arrangement for Existing Vendors will rest with the Developer/Association.
9. The market portion will have to be managed and maintained by Association/Developer for the lease period of 60 years as per policy and rules, regulations and bylaws of management of Municipal Markets. The Association/ Developer will be responsible for the payment of all the dues, charges, taxes including N.A. tax and property tax, fees, arrears of rent, electricity and water charges, charges for conservancy, drainage and security arrangement etc. The Municipal Corporation will not be responsible to provide any services to the Market during lease period.
10. On completion of Market Building the Association/Developer shall allot stalls to the individual existing members of the Association and other old Licensees of the Market as listed in Annexure-II by Asst. Commissioner (Market) and those vendors will continue to pay the license fees and property taxes to the corporation as approved by the Standing Committee/Corporation from time to time. If the Corporation as well as Association/Developer disposed off the incentive area and balance area for commercial use, it will be necessary for such nominee to obtain Market License for conducting the business and pay License fees accordingly. It will be binding upon the Association to co-opt such new Nominees/ Licensees as their members for the purpose of managing the Market for the lease period.
11. Those vendors of the Existing Market who have not become the members of the Association should join the Association before the commencement of Market activity in New Building. If they failed to do so, stalls earmarked for them in New Market Building will vest with the corporation and they will loose their claim of stalls in the New Building. However, since they are Municipal Licensees, they will be provided alternate accommodation depending upon its availability anywhere in Greater Mumbai at the discretion of Municipal Commissioner.
12. Other relevant conditions enlisted in the Market Redevelopment policy approved by Municipal Corporation vide Resolution No. 931 of 05.09.2002 and approved with further modification by State Government under No. TPB-432001/741/C.N.43/02/UD-11 of 27.02.2004 will be made applicable.
13. This Market is located in prime area of Mumbai. The planning and elevation shall be done in Aesthetically and in immaculate manner.

14. The ratio of Carpet Area and the Built-up Area for Rehab component will be taken as actual as per D.C.R. 1991.
15. On receipt of approval of Improvement Committee/Corporation, a Letter of Acceptance will be issued.

Accordingly, the Annexure-II enumerating present use of the Market premises is hereby issued. The proposal will be further processed after receipt of Annexure I and III, format for which will be issued by Dy.Ch.E. (P.I. Cell) separately.



Acc :-
Annexure-II

Yours faithfully,


Asstt. Commissioner (Market)

**MUNICIPAL CORPORATION OF GREATER MUMBAI
(MARKET DEPARTMENT)**

ANNEXURE II

Name of the property Pall Municipal Market on plot bearing
C.T.S No. 864 to 867, Palimela Road
Pall, Bandra (West), Mumbai- 400 050.

The above property vests with Municipal Corporation of Greater Mumbai. The property consists of land which is according to Development Plan records admeasuring 1011.10 sq.m which houses Licensees. The list of eligible Licensees with Licensed area in possession of each Licensees is appended herewith. The other installations with the details is also attached herewith.

The area occupied by present Licensees and their installation is summed up as below :-

Sr.No.	Description	Area Covered under F. S. I in Sq.mtrs.	Area not Covered under F.S.I. in Sq.mtrs.
01	Residential	Not on Site	Not on Site
02	Shops (27 Nos.)	137.17 (Carpet)	Nil
03	Stalls (32 Nos)	109.48 (Carpet)	Nil
04	Godowns	Not on Site	Not on Site
05	Passages including licensable unlicensed spaces inside the structures	379.97	Nil
06	Open Spaces (Internal road & passages etc.)	Nil	738.60
07	Loading- unloading Platform	Not on Site	Not on Site
08	Offal Shed/ Dust Bin	Nil	10.42 (Outside Market premises but within the plot boundary)
09	Squatter Platform Fish	65.44	Nil
10	Garbage Space	Not on Site	Not on Site
11	Store-Room	13.83	Nil
12	Electric Meter Room	Not on Site	Not on Site
13	Toilet Block	18.58	Nil

Sr.No.	Description	Area Covered under F. S. I. in Sq.mtrs.	Area not Covered under F.S.I. in Sq.mtrs.
14	Underground Tank	Not on Site	Not on Site
15	Overhead Tank	Not on Site	Not on Site
16	Water Fountain	Not on Site	Not on Site
17	Parking Space	Not specifically marked	Not specifically marked
18	Space for Vermiculture of Garbage	Not on Site	Not on Site
19	Area under dividing wall	71.98	Nil
20	Electric Transformer/ Sub-Station	Not on Site	Not on Site
21	Compound Wall	Nil	71.19 M ² (150.72 Rhil.)
22	Washing Places	2.32	Nil
23	Other Spaces (Temple / Masjid etc)	Not on Site	Not on Site
24	Inspector's office	9.48	Nil
25	Other Municipal offices (License Dept.) on 1 st Flr.	51.06	Nil
26	Labour Rest Room	Not on Site	Not on Site
27	Stall holder's Association office	Not on Site	Not on Site
28	Staircase Ground + First Floor	18.00	Nil
29	3 Shops not in market premises but within plot boundary (Allotted by H-West Ward Office)	13.34	Nil
Total		890.95 sq. mtr (A)	780.21 sq. mtr (B)
Grand Total (A + B) = 1671.16 sq.mtrs.			

The total area of the plot is 1611.10 sq.mtrs subject to final demarcation by D.I.L.R.

On the basis of scrutiny of consent letters of Vendors submitted to this office through Architect Shri. Ram Aglave, by Association, it is confirmed that more than 70% of the Licensees have given the consents to join the Co-operative society and undertake the redevelopment of the property/ market as per the guidelines approved by Corporation under no. 931 of 5.9.2003 and further modified & approved by State Government under no. TPB-433001/741/C.N. 43/02/UD-11 of 27.2.2004.

There is no objection to consider the proposal to redevelop the Municipal Retail Market at Palmala Road, Bandra (West), Mumbai-400 050 by M/s. Pali Market Shopkeeper's Co-Op Society (Proposed) as per the guidelines approved by Corporation under no. 931 of 5.9.2003 and further modified & approved by State Government under no. TPB-433001/741/C.N. 43/02/UD-11 of 27.2.2004.

This Annexure-II is subject to following terms & conditions -

1. The area and the boundaries of plot bearing CTS No. 864 to 867 is 1611.10 sq.m. reserved for Existing Market under D.P. shall be got properly demarcated and certified by D.I.L.R. before processing the proposal.
2. The Association/ Developer shall pay up-to-date rent levies, charges, permit fees, Stallage charges and any applicable dues including arrears before submission of Annexure I and III. The Association/ Developer will obtain a certificate to that effect from Asstt. Commissioner (Market) before submitting Annexure I & III for approval.
3. The Developer/ Architect shall submit the detail scheme by way of Annexure I and III within 3 months from the date of issue Annexure II, unless revalidated from competent Authority.
4. The Association/ Developer will clear notices/ actions/ court cases before submission of Annexure I & III.
5. All the conditions as stated in the policy guidelines approved by Corporation under no. 931 of 5.9.2003 and further modified & approved by State Government under no. TPB-433001/741/C.N. 43/02/UD-11 of 27.2.2004, shall be abide with.




Asstt. Superintendent
Of Market III W.S.


Asstt. Engineer
(Market)


Asstt. Commissioner
(Market)



The proposed counter reference is verified by trap address and control flag is used. It is further verified by me with example.

100

SHRIHANNUMURAI MANARGAIPALHIA

Authorized vendor / Licenses of Municipal retail Pali market At C.T.S. No. C/ 854 to C/ 857, At pal nala Road, Pali, Binda (W), Mumbai - 50

Sr. No.	NAME OF THE PRINCIPAL LICENCEE	GALA/ SHOP NO.	AREA OF OCCUPATION IN SQ. FT.	USERS/ COMMODITY	Remarks
1	2	3	4	5	6
14	Habi Ahmed Bachhulla	14	36'	Onion & Potato	No Dues Pending / Consent Given
15	Mohd. Salim Khan	15	36'	Coconut	No Dues Pending / Consent Given
16	Radhika Lalji Gupta	16	36'	Onion & Potato	No Dues Pending / Consent Given
17	Nandlal Jagannath Gupta	17	36'	Vegetable	No Dues Pending / Consent Given
18	Esharadevi Mahesh Gupta	18	36'	Fruit	No Dues Pending / Consent Given
19	Asha Ramsing Rajput	19	36'	Flower	No Dues Pending / Consent Given
20	Mahesh Ramdas Gupta	20	141'	Vegetable	No Dues Pending / Consent Given
21	Manohar Ramdas Karkute	21	36'	Onion & Potato	No Dues Pending / Consent Given
22	Kishorlal Jawaharlal Gupta	22	36'	Vegetable	No Dues Pending / Consent Given
23	Geeta Baban Naik	23	36'	Provision	No Dues Pending / Consent Given
24	Geeta Baban Naik } Annapurna }	24	36'		No Dues Pending / Consent Given
25	Nitin Baban Naik UGC. Baban G. Naik	25	36'	Provision	No Dues Pending / Consent Given

Asst. Secy / Pali

The proposal under reference is verified by City Paliast and local Pali 'if' word. It is further verified by the Pali with the Pali

By the Paliast and local Pali 'if' word. It is further verified by the Pali with the Pali

Confirmed please

BRITHANMUNDAI HANMAGARPALIKA

Authorized vendors / licensees of Municipal solid waste market at C.T.S. No. 1/ 864 to C/ 867, at pit nala Road, Pori, Bando (W), Nubbar :- 50

Sr. No.	NAME OF THE PRINCIPAL LICENSEE	DALA / SHOP NO.	AREA IN OCCUPATION IN SQ. FT.	USEFUL COMMODITY	Remarks
1	2	3	4	5	6
26	Baban Gopal Rank	26	36'	Soak Grain	No Dues Pending / Consent Given
27	Jatin Bharat Bhalla	27	30'	Cold Storage	No Dues Pending / Consent Not Given
28	LalBahadur Mohanlal Baidh	28	30'	Vegetable	No Dues Pending / Consent Given
29	Jatin Bharat Bhalla	29	72'	Cold Storage	No Dues Pending / Consent Not Given
30	Dattatrin Ramdas Yadav	30	24'	Ice	No Dues Pending / Consent Given
31	Shahamar Aris Tado	31	30'	Powl & Eggs	No Dues Pending / Consent Given
32	Razauddin Paigamher Ansoni	32	20'	Fruit	No Dues Pending / Consent Given
33	Bharatidevi Mahesh Gupta	33	20'	Vegetable	No Dues Pending / Consent Given
34	Anura Ramdas Gupta	34	20'	Vegetable	No Dues Pending / Consent Given
35	Dinesh Ramdas Gupta	South stall-1	48'	Communication Centre	No Dues Pending / Consent Given
36	Dinesh Ramdas Gupta	Tea Stall	112'	Tea Stall	No Dues Pending / Consent Given

Attn: (30) / 10

The proposal under reference is verified by TWSA's not read any in word as is further verified by me with the D/A. submitted above.

[Signature]
From 30

[Signature]
10/11/2018

BEHUNHUMBAI MAHARAJGARIPALIRA

Authorized vendors / Licensees of Municipal retail Pab market At C.T.S. No. C/ 804 to C/ 807, At Jullaha Road, Pat, Banda (W), Nandur - 30

S. No.	NAME OF THE PRINCIPAL LICENSEE	CATTLE / SHEEP NO.	AREA OF OCCUPATION IN SQ. FT.	USED COMMODITY	Remarks
1	2	3	4	5	6
37	Ganesh Ramdas Gupta	South Stall-2	48'	Tailoring	No Dues Pending / Consent Given
38	Khatirabai Mohit. Amin	North Stall-1	40'	Fowl & Eggs	No Dues Pending / Consent Given
39	Mohd. Anis Bannarsab	North Stall-2	36'	Fowl Culling	No Dues Pending / Consent Given
40	Abdul Hayyum Khan	North Stall-3	36'	Provision	No Dues Pending / Consent Given
41	Hussein Moghaji Shah	N	200'	Provision Stores	No Dues Pending / Consent Given
42	Bharat Bhushan Uthalia	E.F	100'	Cold Storage Mutton Products	No Dues Pending / Consent Not Given
43	Mohd. Shah Haji Hussein Chandu	Mutton-1	36'	Mutton	No Dues Pending / Consent Given
44	Hanirabai Haji Hassan Chandu	2	42'	Mutton	No Dues Pending / Consent Not Given
45	Ismael Suleman	3	36'	Kuma Paya	No Dues Pending / Consent Given
46	Najib Shaikh Babumulla	4	36'	Mutton	No Dues Pending / Consent Given
47	Atunbi Ismail Shaikh	5	36'	Mutton	No Dues Pending / Consent Given
48	Fatimabi Abdul Rehman	Beef-1	54'	Beef	No Dues Pending / Consent Not Given

ATM (all) 100

The proposal under reference is verified by Inspector and read duly 'is' and it is verified by me with all.

Submitted above

Signature
M. H. C. A.

Sr. No.	NAME OF THE PRINCIPAL LICENSEE	DALAJ SHOP NO.	AREA OF OCCUPATION IN SQ. FT.	USE AND COMMUNITY	Remarks
1	2	3	4	5	6
40	Mohd. Hussain Abdul Rehman	2	38'	Beef Mincing	No Dues Pending / Consent Not Given
50	Gulam Hussain Kasai	3	54'	Beef Mincing	No Dues Pending / Consent Not Given
51	Anis Anis Tade	4	48'	Beef Mincing	No Dues Pending / Consent Given
52	Mohd. Imran Mohd. Umar	Fowl A	30'	Fowl & Fowl Cutting	No Dues Pending / Consent Given
53	Batu Mahamu Shinde	B	30'	Fowl & Fowl Cutting	No Dues Pending / Consent Given
54	Nareesh Sunderlal Khadke	C	36'	Fowl & Eggs	No Dues Pending / Consent Given
55	Zeba Mohd. Imran Shaikh	D	30'	Fowl & Eggs	No Dues Pending / Consent Given
56	Jatin Bharat Bhalla	I	30'	Fowl & Fowl Cutting	No Dues Pending / Consent Not Given
57	Jatin Bharat Bhalla	J	30'	Fowl & Fowl Cutting	No Dues Pending / Consent Not Given
58	Jatin Bharat Bhalla	K	30'	Fowl & Fowl Cutting	No Dues Pending / Consent Not Given
59	Bharat B. Bhalla	L	30'	Fowl & Fowl Cutting	No Dues Pending / Consent Not Given
Total Existing area of 59 Licensees = 2853.5 sqm = 246.75 sq. mtrs.					

Actual Area

5000 sqm (1.1)

The proposal under reference is verified by myself and it is found that it is correct and verified by me with the a/c

Subscribed and signed

Authorized vendors / licensees of Municipal Ward Fish Market at C.T.S. No. C/ 864 to C/ 867, At puli mala Road, Pali, Bhandra (W), Mumbai - 50

Sl. No.	Name of the Principal Licensee	GALA / SHOP NO.	AREA IN OCCUPATION IN SQ. METERS	License Community	Remarks
1	2	3	4	5	6
A	Fish Squatters	-	65.44 sq.mtrs	Fish	
B	Market Inspector's Office / Store Room	-	3.35 M X 2.83 M = 9.48 sq.mtrs. 3.35 M X 4.13 M = 13.83 sq.mtrs	Office Store Room	
C	License Department Office / Store Room	-	51.06 sq.mtrs	Municipal Office	
D	Toilet Block	-	18.58 sq.mtrs	Basic Amenities	
E	Staircase	-	18.03 sq.mtrs		
F	(Ground + First Floor) 3 Shops not in Market premises but within Plot Boundary (Allotted by H-West Ward Office)	-	13.54 sq.mtrs		
G	Washing Place	-			Allotted by H-West Ward Office
H	Durbin	-	2.32 sq.mtrs	Basic Amenities	
			10.42 sq.mtrs	Basic Amenities	Out side Market Premises but within the plot boundary


 District Officer
 (Date)

BRHANBUMBDAI MAHANAGARPALIKA
 Authorized Vendor / Fisher Fals Licenses of Municipal Retail Pali Market in C.T.S. No. C/464 to C/467, At Pali Mala Road, Pali, District (W), Mumbai - 400 050

Sr. No.	Name of Fisher Fals	Old No.	Licence No.	Area in Sq. Ft.	Remarks
1	Smt. Keshav Dilip Dhama	F/1	0029101	6 x 3	No Dues Pending / Consent Given
2	Smt. Chandra Krishna Sawant	F/2	0029102	6 x 3	No Dues Pending / Consent Given
3	Smt. Sulochana Vasudev Pardeshi	F/3	0029103	6 x 3	No Dues Pending / Consent Given
4	Smt. Prabhavati Nandev Hirsdo	F/4	0029104	6 x 3	No Dues Pending / Consent Given
5	Smt. Dharmilal G Kunde	F/5	0029105	6 x 3	No Dues Pending / Consent Given
6	Smt. Peshpa Gopal Uthekar	F/6	0029106	6 x 3	No Dues Pending / Consent Given
7	Smt. Rekha Zadrav	F/7	0029107	6 x 3	No Dues Pending / Consent Given
8	Smt. Vasanti Asant Kolokh	F/8	0029108	6 x 3	No Dues Pending / Consent Given
9	Smt. Sona Vasudev Koli	F/9	0029109	6 x 3	No Dues Pending / Consent Given
10	Smt. Tulilal T. Gojar	F/10	0029110	6 x 3	No Dues Pending / Consent Given



Verified with Licensed Register of Pali Market
 & found correct.

(Signature)
 For Market (1/1)

(Signature)
 For Market (1/1)

BRIHANMUMBAI MAHANAGARPALIKA
Authorized Vendors / Fisher Folia Licensees of Municipal Retail / Pali Market at C.T.S. No. C/164 to C/167, At Pali Mala Road, Pali, Bandra (W), Mumbai - 400 050.

Sr. No.	Name of Fisher Folia	Order No.	Licensees No.	Area in Sq. Ft.	Remarks
11	Smt. Narmada Bhagavan Kachhe	F/11	0029111	6 x 3	No Dues Pending / Consent Given
12	Smt. Kunda Prakash Jalath	F/12	0029112	6 x 3	No Dues Pending / Consent Given
13	Smt. Philimena Anthony Keri	F/13	0029113	6 x 3	No Dues Pending / Consent Given
14	Chandrabai Harichandras Phuge	F/14	0029114	6 x 3	No Dues Pending / Consent Given
15	Smt. Rajni Keshav Pillaihar	F/15	0029115	6 x 3	No Dues Pending / Consent Given
16	Smt. Karmelin Joseph Koli	F/16	0029116	6 x 3	No Dues Pending / Consent Given
17	Smt. Parvati Harichandras Chimbhar	F/17	0029117	6 x 3	No Dues Pending / Consent Given
18	Smt. Philipa Dominic Unakar	F/18	0029118	6 x 3	No Dues Pending / Consent Given
19	Smt. Anwar Sheikh	F/19	0029119	6 x 3	No Dues Pending / Consent Given
20	Smt. Munna Abdul Khan	F/20	0029120	6 x 3	No Dues Pending / Consent Given

Verified with Demand Register of Pali-mkt.
and found correct.



(Architects)

From Pali-mkt (2/4)

By  (V. M.)
Date