

LAND IN BANDRA-KURLA COMPLEX AREA

Land in BKC

1.1 **Mumbai Metropolitan Region Development Authority (MMRDA) had been allotted land in Bandra-kurla Complex under various Govt. Orders and is in exclusive possession of the land in Bandra-Kurla Complex (BKC) of Village Kolkalyan, Tal. Andheri, (G, GN & G-Tex Block of BKC) bearing CTS No. 4207, admeasuring 1925426.78 sq. mtrs. & CTS No. 4207A to S admeasuring 47819.50 Sq. Mtrs., land bearing CTS No. 8/3 & 629/1228, village Parigakhadi, Tal. Andheri, Mumbai Suburban District (E-Block of BKC) admeasuring 194181.73 sq. mtrs. as per Sub-Division measurement (MR No. 07/10 & 271/12,) and land bearing CS No. 501 Pt., 531 & 666 Pt., admeasuring 78706 sq. mtrs. (MR No. 348/12), CS No. 8/4, admeasuring 86131.00 Sq. Mtrs. of Dharavi Division, Mumbai City District (H-Block) **The said land stated above are owned and in exclusive possession of MMRDA. is in the name of MMRDA in the Revenue Records.** MMRDA is also Special Planning Authority for this area.**

1.2 Out of the land allotted to MMRDA as stated above, land admeasuring 4-50-20 Hecter on the North side of the G-Tex Block and West side of the GN Block of Bandra-Kurla Complex (CTS No. 4207, Village Kolkalyan, Tal. Andheri, MSD) handed over to the MMRDA along with encroachment (Ref. Statement – B of the Order No. C/Desk.III/LND.II.B.CR.189, dated 10/05/1985 of the Office of the Addl. Collector, MSD).

Powers for allotment of land in BKC

2. The MMRDA in exercise of its powers under MMRDA Act, 1974, had **allotted certain land on lease as provided under the MMRDA (Disposal of Land) Regulations, 1977** to various allottees on certain terms & conditions as provided therein of which records are available in the Lands & Estate Cell of the MMRDA. As per these Regulations, **land in BKC is mainly allotted on lease of a 80 years by inviting tenders through public advertisement.** As per said Regulations **powers for allotment of land on lease are vested with the Authority Committee** of which Chairman is Chief Minister & Urban Development Deptt. Minister and having members as Minister for Housing & Spl. Assistance Deptt., State Minister for Urban Development Deptt., Mayor of Mumbai, 2 nominated member of Maharashtra Legislative Assembly & Council, Chairman of Standing Committee & 3 nominated Councilors of MCGM, Chief Secretary of GoM, Secretary of Urban Development Deptt. & Housing & Spl. Assistance Deptt., Municipal Commissioner of MCGM, Managing Director of CIDCO, Metropolitan Commissioner of MMRDA, etc. **No any powers in this respect are vested with any of the officers of MMRDA.**

Procedure for allotment of land in BKC

3. For allotment of land on lease, **tender notice is being published in newspapers** with the approval of Metropolitan Commissioner through the Town & Country Planning Divn. of the MMRDA. **The offers received with reference to this are being placed before the Authority Committee and on approval of the Authority Committee, offer letter of allotment is being issued to the concerned** through the Town & Country Planning Divn. of the MMRDA. **On acceptance of the offer so made and on payment of the lease premium amount as prescribed, a lease deed is being executed & registered with the Registrar of Assurance and thereafter possession of the allotted plot of land is being handed over to the Allottee (now hereinafter referred to as the Lessee). After that Lessee use to develop the allotted plot of land and their development is regulated as as per the provisions as contained in the Lease Deed.**

Assignment of the demised premises

4.1 ***Provisions :-*** As per Article 3(p) of the lease deed, the Lessee can sell, mortgage, assign, underlet or sublet or part with the possession of the demised premises or any part thereof or any interest therein with the previous written consent of the Metropolitan Commissioner of MMRDA. Consent can be granted by the Metropolitan Commissioner, MMRDA subject to payment by the Lessee of a sum equal to 10% of the stamp duty chargeable on the instrument of intended transfer under Bombay Stamp Act, 1958 and further subject to such conditions as he may impose in public interest. Provided that nothing shall be payable in case of first transfer of each unit of the premises of the demised premises or a part thereof. In certain cases mortgage of the demised premises for raising the finance for construction purpose from the Govt. approved financial institutions is treated as first transfer and nothing shall be payable in such cases.

4.2 ***Procedure :-*** In such cases Lessee has to submit the request to the MMRDA giving details of the demised premises to be assigned along with a copy of the approved plan, details of the Assignee, nature of the business of the assignee to be carried out with recognized supportive document showing that Assignee is in such business, in case of raising the finance, sanction letter of the Financial Institution and released / NOC letter of earlier Financial Institutions, if the assigned demised premises is already mortgaged, NOC / termination / consent letter of earlier Licensee, if the assigned premises is given on License basis, etc. If any dues are outstanding in respect of demised premises of which consent is sought, for earlier any such consent granted, the Lessee / Sub-Lessee will have to pay such dues along with interest for delayed period. If such request is to be made by the Sub-Lessee, the same should be through the Principal Lessee. The request of assignment of the demised premises could only be considered to the Assignee who falls in the specified categories

prescribed by the MMRDA in the Annexure - A. Such application should be accompanied by processing fee of Rs. 25,000/- + GST.

4.3 **Powers to grant consent** :- As per Article 3(p) of the Lease Deed, powers to grant consent for assignment are vested with Metropolitan Commissioner, MMRDA. The Metropolitan Commissioner had delegated these powers to Addl. Metropolitan Commissioner except grant of consent to assign the demised premises on leave & license basis. These powers are delegated to Dy. Metropolitan Commissioner. On receipt of application in this respect, the same is being scrutinized and if found fit & proper, it is submitted to the respective authorities through Town & Country Planning Divn. of MMRDA. In certain cases if required, it is also being submitted through Finance & Accounts Divn. & Legal Cell of MMRDA. On approval, letter to that effect is being issued in the name of Principal Lessee with a copy to the Sub-Lessee.

Warning :- ***Anybody doing assignment / transfer of the demised premises by any manner in violation of the above, shall be liable for penal action as deemed fit and proper.***

Please note :- No any agent or middleman is allowed / tolerated in this respect. All communications in this respect shall be done with the applicant or their official representative only on verification of their identity. All letters in this respect can also be sent by email / registered post / hand delivery on the given address. If applicant desirous to collect such letters by hand from this office, the same shall be delivered to their official person on submission of KYC documents.

Alert in respect of the lands in BKC

5. It has been revealed that there are some deliberate issues created in respect of certain land in G Block of BKC as summarized as follows :-

a) **S. No. 158/23** :- The said land admeasuring 3 Acer 37 Guntas is acquired land from Kurla Wadia Trust by the Govt. way back in the year 1969. The Kurla Wadia Trust handed over possession of the said land vide possession receipt dated 11/02/1970 on getting full & final compensation, as it is seen from the records of the Spl. Land Acquisition Officer – 6, Mumbai Suburban District.

One Mrs. Lucy A. Jesinto is delicately claiming rights of the land admeasuring 1 Acer 39 Guntas being a tenant out of this land. She had filled various appeals with the Revenue Authority about her rights. Finally her appeal before the Revenue Minister bearing No. Apple/Land/2612/Minister 2652/CR 67/Land – 3 have been disposed off in favour of the MMRDA vide order dated 24/03/2017. Now she had filled Petition No. 5432/2017 before the Hon. High Court in the matter. The said Petition is on Board.

The said land stated above is in the name of MMRDA and is in exclusive possession.

b) **S. No. 220/3,223/1,224/1,225/1, 226, 227, 230 to 236, 238 to 240 :-**

The said land is part of the G-Block of BKC and is acquired from Kurla Wadia Trust by the Govt. way back in the year 1970. The Kurla Wadia Trust handed over possession of the said land vide possession receipt dated 09/04/1970 on getting full and final compensation as it is seen from the records of the Spl. Land Acquisition Officer – 6, Mumbai Suburban District.

One Mrs. Yeollubai Mical Galbao is deliberately claiming rights of the said land being tenant in other rights. She had filled various application at the level of Govt. about her claim. After going through the acquisition award No LAQ/SR/2-B (Khor), dated 10/03/1970 (Sr. No. 4 – Last Para & Sr. No. 5), it is noticed that the Spl. Acquisition Officer had considered her claim and the said claim had been rejected by the said Authority. She had therefore do not have any claim against the said land. She and their representative / respective Govt. Authority had been informed accordingly from time to time with reference to their applications / representations.

One Mr. Altaf Ahmad Shaikh is deliberately claiming the rights of the said land including copy of the Index – II of the Sale Deed executed with Mrs. Yeollubai Mical Galbao dated 15/11/1994 and registered on 30/03/2005. As stated above, Since Mrs. Yeollubai Mical Galbao do not have any rights of the said land and the said land is acquired land and free from all encumbrances, said Sale Deed do not have any legality. MMRDA had also made reference to the Inspector General of Registration, Pune vide DO Letter dated 18/11/2014 for cancellation of registration of such document.

The said land stated above is in the name of MMRDA and is in exclusive possession.

c) **S. No. 180/1, 180/2, 181/1A, 181/1B & 181/2 :-** As per Land Acquisition

Notification No. LAQ/B/3171, dated 02/03/1961, land admeasuring 3-05-08 A-G-Anna bearing S. No. 180/1, 180/2 and 5-22-00 A-G-Anna bearing 181/1A, 181/1B, 181/2 had been acquired and compensation of the same had been received by Mr. Suleman Haji Mo Chinoy as it is seen from the records of the Spl. Land Acquisition Officer – 6, Mumbai Suburban District. It is further seen that land admeasuring 1-12-04 A-G-Anna bearing S. No. 180/1B have been deleted from acquisition vide Notification No. LAQ/B/8945, dated 07/10/1963. Mr. Grass Pinto, Mr. Shashikant Deshpande, M/s Gavrao Enterprises, Mr. Navshad Khan Abbas Khan, Mr. Hemant Kedar, Mr. Shahid Rehman Khan, Mr. Edrish Khan, M/s M. M. Lanke & Associates, Mrs. Sufiya Kureshi Mo. Musthafa, Mr. Innus Kasam Namakwala and many others by submitting various documents are deliberately claiming their right in respect of this land deleted from the acquisition.

As per Akar Phod Patrak, area of S. No. 180/1 & 180/2 is 3-05-08 A-G-Anna and the same has been acquired by the Govt. of which compensation has also been taken by the land owner as stated above. The Notification u/s 4 of the LA Act shows area of S. No. 180/1A is 2-17-00 A-G-Anna, S. No. 180/1B is 01-12-04 A-G-Anna, S. No. 180/2 is 0-28-08 A-G-Anna having total of 4-17-12 A-G-Anna as against area admeasuring 3-05-08 A-G-Anna as per Akarphod Patrak. Thus the area appearing in the Notification u/s 4 is more by 01-12-04 A-G-Anna than the area appearing in the Akar Phod Patrak. It is therefore crystal clear that S. No. 180/1B showing area of 01-12-04 A-G-Anna is excess area and there is no such 7/12 Extract. Therefore the said S. No. 180/1B showing area of 01-12-04 A-G-Anna is deleted from the Land Acquisition Notification as stated above. The claims made by various applicants therefore appear to be not correct.

The said land stated above is in the name of MMRDA and is in exclusive possession.

- d) **S. No. 193 :-** The said land admeasuring 08-04-00 A-G-Anna has been acquired by the Govt. under Land Acquisition Award No. LAQ/SR/2-C, dated 16/09/1975 from Kurla Wadia Trust. Out of this land, land admeasuring 0-24-00 A-G-Anna had been allotted to MMRDA along with the other land in BKC and possession was given accordingly on 13/03/1986. The office of the Collector, MSD under Order No. 11/3A/A-1021, dated 31/01/2011 had allotted balance land admeasuring 7-20-00 A-G-Anna to MMRDA and MMRDA's name had been record. The said acquired total land admeasuring 08-04-00 A-G-Anna was in exclusive possession of the MMRDA since 13/03/1986 when possession of the land in BKC was handed over to MMRDA.

One Mr. Joshep Philip Jecinto, Mr. Haji Vakil Ahamed Rahamani, Shri Rampati Shrinarayan Shukla & Mrs. Majidhunnisa Abdul Rauf Khan are deliberately claiming the rights of the said land by submitting various documents including registered / unregistered Sale Deed. Some of the documents found to be executed after acquisition of land by Govt. Since the said land had been acquired by Govt. under LA Act, it is free from all encumbrances and no claim of any one stands to that effect on the basis of documents executed prior to acquisition of land. All documents executed after acquisition of land also do not stand and seems to be fraud. In respect of registered Sale Deed came on the record of MMRDA, the MMRDA had also made reference to the Inspector General of Registration, Pune vide DO Letter dated 25/04/2011 and also Dy. Inspector General of Registration, Mumbai Region vide letter dated 26/04/2018 for cancellation of registration of such document and requested to issue necessary instruction to the respective Registration Authority, not to register any such document in respect of the land own by MMRDA in BKC unless there is proper consent / NOC from the MMRDA.

The said land stated above is in the name of MMRDA and is in exclusive possession.

- e) **S. No. 198/1, 2, 3A, 3B** :- The said land had been acquired by the Govt. and handed over to MMRDA along with other land in BKC. In the right of record, the said land is in the name of MMRDA and is in exclusive possession.

One Mr. V. P. Jon Pitter is deliberately claiming to be his land by submitting documents. The said Mr. V. P. Jon Pitter had also forged one letter issued by MMRDA dated 07/09/2007. The said letter is of dated 17/09/2007 giving reference of earlier letter dated 08/06/2006 and informed him that reply had been given by this letter and he should not make application again and again. However he forged this letter putting date as 7/9/2007 inserting the text that "*S. No. 198, Hiss No. 1, CTS No. 4207 is in his possession, but MMRDA's name is appearing in the Property Card. The said land is owned by him by inheritance and as Christian Community is uneducated and therefore his name was removed from the 7/12 extract. NOC is being given from MMRDA for carrying out the measurement from the Govt. office. He may get the measurement done through City Survey Office*".

MMRDA filled FIR in this respect to the BKC Police Station and filled case in the Magistrate Court. The said case is going on.

The said land stated above is in the name of MMRDA and is in exclusive possession.

- f) **Plot No. CTM-2, G-Tex Block** :- MMRDA received forged letter dated 06/02/1996 about allotment of this plot by MMRDA in the name of **Mr. P. S. Sawant, Promoter, Shree Laxmi Finance & Housing Commercial premises Co-Operative Society Ltd., (Proposed)**, Bombay along with Receipt of payment made. The date of this letter has also been changed from time to time during the course of time.

As per procedure laid down stated in Para – 1 to 3 above, no any such plot had been allotted to such Society by the MMRDA. The documents submitted are completely forged. The MMRDA had therefore informed to the BKC Police Station vide letter dated 02/04/2015, 11/08/2015 that all these documents are forged and to take action against the person named as Mr. P. S. Sawant. Again a letter had also been sent to BKC Police Station dated 02/04/2015, 11/08/2015. Thereafter a DO letter dated 18/11/2015, 23/08/2016 under the signature of Hon. Metropolitan Commissioner & Do letter dated 09/03/2016 under the signature of Hon. Addl. Metropolitan Commissioner had also been sent to the Commissioner of Police, Mumbai informing that such documents are being received again and again in MMRDA and therefore requested to look in to the matter personally and take necessary action in the matter. A report vide letter dated 21/09/2017,

16/01/2018 about such forged letter had also been sent to the BKC Police Station stating that no such kind of letter had been issued from MMRDA.

The plot of land stated above had not been allotted to any one by MMRDA and the same is in the name of MMRDA and is in exclusive possession.

Use of the vacant land in BKC

6. Out of the land in G, GN, G-Tex Block of BKC stated in Para – 1.1 hereinabove, after allotment of land as per the procedure laid down in Para – 3 hereinabove, certain land remained to be unallotted and in possession of the MMRDA. The MMRDA had framed policy with the approval of the Authority Committee for allotment of such unallotted land on temporary basis as follows :-

- a) To allot the land for Site Office, Godown, Casting Yards, RMC Plants, labour camp, etc. to the Plot Owners in BKC, Contractors of MMRDA Projects / Works, Contractors of the other Govt. organizations for their construction purpose.
- b) To allot the land for organizing exhibitions / events, etc.

a) To allot the land for Site Office, Godown, Casting Yards, RMC Plants, labour camp, etc. :-

The MMRDA had framed its policy for allotment of land for this purpose. At present such land is being allotted by charging the rent as follows :-

Procedure :-

- (i) The applicant desirous to get such land for the stated purpose, shall have to submit their application stating the purpose, area and period for which such land is required along with the desired location plan. Such application shall be accompanied by the recommendation of the project implementing Divisions of the MMRDA in case of MMRDA Projects / Works Contractors and respective Govt. Organizations in case of their Contractors / Agency along with work order / Letter of Intent, etc.
- (ii) On examining the request and ascertaining the availability of land at the location requested by the applicants or any other location acceptable to the applicants, such requests are being submitted by the Lands & Estate Cell of the MMRDA for its approval to the Metropolitan Commissioner.
- (iii) On approval of the Metropolitan Commissioner, offer letter is being issued to the applicant offering the land on the terms & conditions stated below.
- (iv) On acceptance off the offer and on payment of the rent and security deposit as stated in the terms & conditions, license agreement is being executed and gets it registered.
- (v) After completion of the procedure stated in (iv) above, the possession of the allotted land is being given to the applicants.

- (vi) After expiry of the period for which land is allotted, the possession of the land is being taken back after satisfying that the land is put at its original conditions and all other measures stated in the terms & conditions of allotment.
- (vii) After fulfilling the all requirement as stated in the terms & conditions and after satisfying that the applicant had paid all the due rent and all other dues of the respective Authorities like NA Tax, Property Tax, etc., the Security Deposit is being processed for refund and Security Deposit is being refunded after deducting any dues payable from the applicant.

Terms & conditions for allotment of land :-

1. This land is allotted from the date of possession for the purpose stated above, for a period of _____ .
2. You shall pay yearly rent in advance for the said land admeasuring 35000.00Sq. mtr at the rate of Rs.1 per sq. mtr. per month. You shall pay the amount equivalent to the 30% of the total rent payable as refundable Security Deposit without interest. You shall pay the total rent payable with Service Tax as may be applicable. However in case of any revision in the said rent rates, the revise rent rates will remain applicable from the date of change in the rent rates by the Authority. The payment will be made separately for Rent and Security Deposit by Demand Drafts/ Pay Order drawn in favour of "MMRD FUND" and payable at Mumbai. If the rent and deposit is not paid on due dates, an interest will required to be paid till the date of payment at the rate as may be decided by the Authority from time to time.
3. You should make arrangement for disposal of drainage and storm water on the allotted plot of land duly approved by the Appropriate Authority.
4. If the allotted plot of land is below Tata Power line or the same is in the vicinity of Tata Power Line then the Rules and Regulations, prescribed by M/s. Tata Electric Power Supply Co. shall be applicable to you and necessary permissions will have to be obtained by Licensee before commencing any work on the plot.
5. All the rates/taxes as may be applicable including Property Tax etc. or any other charges to any other Authorities/Agencies in respect of allotted plot of land shall be paid by you as may be applicable as per the relevant Act / Rules in this respect.
6. All rights to revoke this permission in part or whole rests with the Authority. In case of termination of this permission prior to the date of expiry mentioned in the agreement, no compensation will be paid to you and the plot shall be vacated at your own cost within one week from the date of termination notice issued by the Authority.
7. Peaceful possession of allotted plot of land shall be given to Authority after the expiry of stipulated duration
8. Before erecting any structure on the said allotted plot of land, you shall obtain necessary permission as may be required from the respective Authorities including NA permission, Building permission, etc. and all charges / taxes, etc. in this respect shall be borne by you.
9. You shall ensure that the activities going to be carried out on the said allotted land do not cause any environmental pollution and cause nuisance to adjacent property. You have to obtain necessary clearance from the Maharashtra Pollution Control Board & other Govt. offices & also submit report about the precautions

taken by you for Pollution Control to this office. If failed the permission will be revoked & Security Deposit will be forfeited by the Authority.

10. The land so temporary allotted should be used only for the purpose it is allotted & for no other use whatsoever.
11. The dumping of concrete waste & washing of vehicles on & around the said allotted plot of land is not allowed. If it is done so, the permission will be revoked & Security Deposit will be forfeited by the Authority.
12. You have to obtain all the necessary permissions / license / approvals required from the Statutory Authorities and Government Organizations like BMC, Collector, etc. as may be applicable.
13. You should depute your Authorized representative and communicate name, contact Telephone / Mobile No. of said Authorized representative with photo & specimen signature to the Authority or their representative for carrying out the verification / inspections of the said land from time to time during the period of use of the said land. The representative of the Authority will inform the said person one hour in advance for verification / inspection of the said land to be carried out in the presence of both of them and will sign the proceedings / findings of the verification / inspection. If your representative is not available, the verification / inspection will be carried out by the representative of the Authority ex-prate and the findings of the same will be binding on the Licensee.
14. You should also get the necessary permission from the MCGM as may be applicable like Factory License, etc. for operation of Casting Yard & Stacking Yard etc. as may be applicable.
15. You should keep the surrounding included road access to the RMC Plant clean and no dust should be allowed to be spread in & around the RMC Plant. You should not permit the cleaning of Concrete Carrying Vehicle around the allotted plot of land.
16. If there would be any deviation in size and shape of the said plot of land or there shall be excess use of land other than the allotted plot of land in any manner for any purpose whatsoever, the additional area shall be charged from the date of allotment / extension for allotment of land with interest due thereon.
17. Immediately after expiring of the period of allotment of land, you should obtain "**No Dues Certificate**" from the Authority before they start shifting of the material from the said land. You shall not **be allowed to start the shifting of Materials from the said land unless the "No Dues Certificates" is submitted** to the Authority's appointed Security Agency over this area.
18. Immediately after dismantling & shifting of materials is over duly obtaining the respective "**No Dues Certificates**" stated hereinbefore, the said land shall be handed over in its original condition to Authority in a peaceful manner by you. The Security Deposit would then be refunded without interest and with adjustment if any to ensure satisfactory reinstatement of the land, on making an application to Authority along with the original receipt.
19. You shall be fully responsible for setting any claim for any damages, etc. arising out of or related to the use of the allotted plot of land from anybody including any statutory body and / or fighting against any claim of damages etc. in a court of law anywhere in India or abroad and they shall keep the Authority and its officers/employees indemnified at all times against any of such claims/events/mishaps, etc.
20. As per section 46(3) of MMRDA Act, 1974: The Authority shall have absolute and unfettered right to recover any dues receivable by Authority with interest due thereon as areas of land revenue.
21. All the terms & conditions herein shall be binding on the appointed Agents.

Contractors, Servants, Executors, Administrators, Successors, Hairs, Assign or Assignees.

22. Any breach of the above mentioned clauses will result in forfeiting the Security Deposit.
23. The Security Deposit can be release after recovering any damages charges, pending dues, etc & upon submission of original deposit amount receipt. The Security Deposit shall be release without any interest.
24. The Environment Management plan (EMP) should be implemented in the casting yard in spirit & in an effective manner for the protection of environment.
25. Environment sanitation & general housekeeping should be adopted as per the provisions of labour Act.
26. For further extension, you should inform to this office at least 2 months before expiry of the permission period.

Note :- The additional or modified terms & conditions can be inserted based on the location / purpose for which land is allotted.

Rates of rent for allotment of land :-

Sr. No.	Category of the Allottee	Rate (Rs.) effective from January, 2018
1.	Project Contractor of the projects implemented by the MMRDA or any Govt. Organizations for the purpose of project only.	04.74 per Sq. Mtr. per day
2.	Project Contractor of the projects implemented by the MMRDA or any Govt. Organizations for the purpose of project as well as any other projects.	14.05 per Sq. Mtr. per day
3.	Plot holders (Lessees) of MMRDA for construction on the allotted plot of land	14.05 per Sq. Mtr. per day

- Note :-**
- (i) In case of land allotted or to be allotted to the contractors of the Metro Projects, rent is being charged @ Re. 1/- per Sq. Mtr. per day during the contract period.
 - (ii) The rates stated above are effective from 01/01/2018 to 31/12/2018 and shall be increased every calendar year by 10% over the rate of previous year.
 - (iii) In addition to the rent at the stated rate, the applicant has to pay taxes like GST at applicable rate and Security Deposit equal to 30% of the total rent payable.

b) To allot the land for organizing exhibitions / events, etc. :-

The procedure and its terms & conditions have been displayed separately under the head – “ALLOTMENT OF LAND IN BANDRA-KURLA COMPLEX, BANDRA (EAST), MUMBAI – 400 051 FOR EXBIBITIONS, EVENTS, ETC.”

List of Approved Categories

Category 1:	<u>Financial Institutions and Banks :</u> Financial institutions, Indian Public Sector banks, foreign banks, private banks, non banking financial companies, stock exchanges, financial institutions, and financial companies owned or controlled by the State Government, Co-operative banks licensed by the RBI, Insurance companies.
Category 2:	<u>Front ranking companies :</u> (a) Corporate or Regional offices of leading, Indian companies with an annual turnover of Rs.250 crore. (b) Regional head quarters and branch offices of the foreign companies with annual turnover equivalent of Rs.500 crore subject to the approval of RBI.
Category 3:	<u>Information, Data processing, Computer and Telecommunications:</u> Offices of the companies or organisations indicated in following activities :- Local, National and International stock market and investment information Centres, International money and commodities market information centres, Data base services on domestic and international economy, corporations, patents, copyrights, etc. Data processing and computer software development, Computer hardware, telecommunication equipment, telecommunication services.
Category 4:	<u>Trade and Business promotion agencies :</u> Trade missions and consulates offices of foreign countries directly connected with trade functioning, International funding agencies, Offices of export promotion agencies, Trade Centres and Trade information centres, Chamber of Commerce or industry or similar institutions.
Category 5:	<u>Regulatory Authorities :</u> Offices of Central and State Government and public sector undertakings connected with finance and trade activities in IFBC offices of the other regulatory authorities.
Category 6:	<u>Business Support Services :</u> <u>Offices of consultancy organisations,</u> Offices of broker agents, and professional such as Chartered Accountant, tax consultants, architects, engineers, lawyers, doctors, valuers, management consultant etc. offices of airlines, travel agencies tour operators, Tourist Information centre, Retail shopping expert oriented shops, show rooms, departmental stores, office furniture, office stationery etc. Business services (such as printing, publishing, reprographical and related services, secretarial or clerical services courier services, Communication centres providing telephones, fax, telex electronic main, TV conference facilities and network linkages and Food Courts, Multi-Cuisine Restaurants and Corporate Kitchen Services.

