

BEFORE THE NATIONAL GREEN TRIBUNAL SITTING AT

PUNE

EXECUTION APPLICATION NO. 2 OF 2023

IN

ORIGINAL APPLICATION NO. 05 OF 2021 (West Zone)

Santosh Patil & Anr

... Applicants

Vs.

Member-Secretary, State Level
Environment Impact & Ors.

... Respondents

INDEX

Sr. No.	Particulars	Page No.
1.	Additional Affidavit of Respondent No.4	1-19
2.	<u>Exhibit "A"</u> Letter dated 23 rd March, 2009 addressed by the Secretary (Environment), Government of Maharashtra to Respondent No. 4	20-26
3.	<u>Exhibit "B"</u> Car Parking Circular bearing No. 104 dated 10 th November, 2009 issued by SRA	27-29
4.	<u>Exhibit "C"</u> Letter dated 6 th March, 2012 addressed by the Secretary (Environment Department), Government of Maharashtra to Respondent No. 4	30-32
5.	<u>Exhibit "D"</u> Letter of Intent dated 3 rd May, 2014 issued by SRA in favour of, inter alia, Respondent No.4	33-38



6.	<u>Exhibit “E”</u> Revised Environmental Clearance dated 28 th January, 2016 granted by State Level Environment Impact Assessment Authority	39-51
7.	<u>Exhibit “F”</u> Letter dated 23 rd March, 2022 addressed by the SRA to Respondent No. 4	52-53
8.	<u>Exhibit “G”</u> Letters dated 19 th May, 2022 addressed by SRA to Respondent No. 4	54-57
9.	<u>Exhibit “H”</u> Report of the Joint Committee dated 2 nd June, 2022	58-63
10.	<u>Exhibit “I”</u> Letter dated 29 th June, 2022 addressed by SRA to Respondent No. 4	64-65
11.	<u>Exhibit “J”</u> Letter dated 13 th March, 2024 addressed by Respondent No. 4 to Executive Engineer, Storm Water Drain (Construction City)	66
12.	<u>Exhibit “K”</u> Letter dated 9 th February, 2024 addressed by Respondent No. 4 to MMRDA	67
13.	<u>Exhibit “L”</u> Letter dated 2 nd April, 2024 addressed by BMC to Executive Engineer, MMRDA	68
14.	<u>Exhibit “M”</u> Letter dated 5 th November, 2024 addressed by Respondent No. 4 to Respondent No. 2 (SRA)	69-70
15.	<u>Exhibit “N”</u> Letter dated 22 nd November, 2024, addressed by the SRA to SEIAA and MPCB	71-73



16.	<u>Exhibit "O"</u> The photograph showing the present construction of the nalla	74
-----	---	----



BEFORE THE NATIONAL GREEN TRIBUNAL SITTING AT PUNE
EXECUTION APPLICATION NO. 2 OF 2023

IN

ORIGINAL APPLICATION NO. 05 OF 2021 (West Zone)

Santosh Patil & Another

...Applicants

Versus

Member-Secretary, State Level
Environment Impact & Others

...Respondents

ADDITIONAL AFFIDAVIT OF RESPONDENT NO. 4

I, Vijay More, being an adult, Indian inhabitant and authorised signatory of Skylark Buildcon Private Limited i.e. Respondent No.4, having office at 54-B, 402, Sagar Avenue, 5th Floor, Junction of SV Road, Lallubhai Park Road, Andheri (W), Mumbai 400 058, do hereby solemnly affirm and state as follows:

1. I say that I am the authorized representative of Respondent No. 4. I am conversant with the facts and circumstances of the present case, and therefore competent to depose thereto. I say that by and under an Order dated 28th August, 2024, Respondent No. 4 was permitted to file an Affidavit in the captioned matter.
2. At the outset, I say that Respondent No. 4 had filed an Affidavit in Reply dated 19th July, 2023 (“said Affidavit”) in the captioned matter, I repeat and reiterate the contents of



the said Affidavit and the contents thereof shall be treated as if they have been reproduced herein verbatim and be treated as incorporated herein by reference. I deny each and every allegation, averment, insinuation and contention raised in the captioned Application which is contrary to and / or inconsistent with what has been set out herein below and nothing contained therein is or should be deemed to be admitted by Respondent No. 4 for want of specific traverse or otherwise.

3. The material facts in relation to the captioned matter are as follows:

(a) Slum Rehabilitation Authority (“**SRA**”) issued various permissions / sanctions from time to time in favour of inter-alia Respondent No. 4 for implementation of slum rehabilitation scheme of various pieces and parcels of lands situated at Sai Sunder Nagar, Worli, Mumbai which were occupied by slum dwellers being members of various societies (“**said Scheme**”). The area of land for which the said Scheme was sanctioned was originally 17,120.55 square meters. Thereafter, the area of the land under the said Scheme kept on increasing from time to time in view of the addition of parcels of lands over time, as briefly set out hereinbelow.

(b) Thereafter, Respondent No. 4 submitted proposals for additional lands to be included in the said Scheme,



which alongwith the existing land for which said Scheme was sanctioned, aggregated to an area of 38,857.50 square meters.

- (c) By and under a Letter dated 23rd March, 2009 addressed by the Secretary (Environment), Government of Maharashtra to Respondent No. 4 (“2009 EC”), the Secretary (Environment), Government of Maharashtra issued environmental clearance to the implementation / development of portions of land admeasuring 39,701 square meters. It is pertinent to note that the 2009 EC does not impose any condition to provide parking spaces to the slum dwellers who were to be rehabilitated. Thus, it is clear that the slum dwellers forming part of the said Scheme at the time of issuance of the 2009 EC were not entitled to be provided with parking spaces. In relation to the 2009 EC, the following are pertinent facts:

- (i) Though the 2009 EC was taken for an area of 39,701 square meters, at the time of the sanction thereof, SRA (being the planning authority for the said Scheme) of which the Respondent No. 2 is the Chief Executive Officer, had issued Letter of Intent dated 7th November, 2007 in favour of, inter alia, Respondent No. 4 for land admeasuring 28,013.24 square meters and for balance portion of the said Scheme Letter of Intent was in the process of being sanctioned.



- (ii) Further, at the time of issuance of the aforesaid Letter of Intent dated 7th November, 2007, there was no requirement for any parking to be provided to any slum dwellers as per the then prevailing norms. This is evident from the plain reading of the Letter of Intent dated 7th November, 2007 and the 2009 EC.

A copy of the 2009 EC is annexed hereto and marked as **Exhibit "A"**.

- (d) Thereafter, the SRA issued a Circular bearing No. 104 dated 10th November, 2009 ("**Car Parking Circular**"), whereby for the first time it was provided that for slum rehabilitation schemes **submitted after 12th August, 2009** ("**Cut Off Date**"), 1 (one) parking space for every 8 (eight) rehab tenements is to be provided. A copy of the Car Parking Circular is annexed hereto and marked as **Exhibit "B"**.
- (e) Subsequently, SRA issued the Letters of Intent dated 25th August, 2009 and 21st December, 2010 in favour of, inter alia, Respondent No. 4 whereby the area of the said Scheme was increased to 38,857.50 square meters. However, since the proposal for the aforesaid land admeasuring 38,857.50 square meters were submitted prior to the Cut Off Date (as stated above), there was no requirement of giving any car parking



spaces for rehab tenements to be constructed for the slum dwellers of aforesaid land admeasuring 38,857.50 square meters. I crave leave to refer to and rely upon the Letters of Intent dated 25th August, 2009 and 21st December, 2010 in favour of, inter alia, Respondent No. 4, and other relevant documents as and when necessary.

- (f) By and under a Letter dated 6th March, 2012 addressed by the Secretary (Environment Department), Government of Maharashtra to Respondent No. 4 (“2012 EC”), the Secretary (Environment Department), Government of Maharashtra revised the 2009 EC and issued environmental clearance to the implementation / development of the said Scheme on the aforesaid land admeasuring 38,857.50 square meters (“2012 EC Land”) by, inter alia, constructing a total of 14 rehab buildings providing for 2,435 rehab tenements towards the rehab component (“2012 Rehab Tenements”). It is pertinent to note that the 2012 EC does not impose any condition to provide parking spaces to the slum dwellers who were to be rehabilitated. Thus, it is clear that the slum dwellers forming part of the said Scheme at the time of issuance of the 2012 EC were also not entitled to be provided with parking spaces. A copy of the 2012 EC is annexed hereto and marked as Exhibit “C”.



- (g) It is pertinent to note that as per the then permissions granted, the 2012 Rehab Tenements were provided in Rehab Building Nos. 1 to 14. The Occupation Certificate for the 2012 Rehab Tenements have duly been obtained and the slum dwellers thereof have been duly rehabilitated.
- (h) SRA issued a Letter of Intent dated 3rd May, 2014 (“**2014 LOI**”) in favour of, inter alia, Respondent No.4 whereby the area of land, for which the said Scheme was sanctioned, increased to 48,777.06 square meters (“**2014 LOI Land**”). A copy of the 2014 LOI is annexed hereto and marked as **Exhibit “D”**.
- (i) Under the 2014 LOI, 571 additional rehab tenements were to be constructed (over and above the 2012 Rehab Tenements). As per the Car Parking Circular, 89 (eighty nine) car parking spaces are to be provided for these additional rehab tenements. These 571 additional rehab tenements were then proposed to be constructed (and are now constructed) in the aforesaid 14 rehab buildings (“**the said 14 Buildings**”). Since the work for the said 14 Buildings was already underway and substantial progress was already made, it was proposed that the aforesaid 89 car parking spaces shall be provided in the rehab buildings to be constructed in future as a part of the said Scheme and the same was duly accepted by the SRA and was



approved by Respondent No. 2. I crave leave to refer to and rely upon the documents in this regard, as and when produced.

- (j) As the Respondent No. 4 was required to obtain revised Environmental Clearance for the said Scheme, the Respondent No. 4 applied for the same. In this regard, it is pertinent to note that the 2014 LOI was issued only for an area of land admeasuring 48,777.06 square meters. However, as the Respondent No. 4 was desirous of and expecting amalgamating further portions of land occupied by additional slum dwellers in the said Scheme, the Respondent No. 4 applied for Environmental Clearance of an area of land admeasuring 83,853.83 square meters ("**Larger Land**"), though the actual development permission for the same were not issued by the competent authority being the SRA.
- (k) Accordingly, the State Level Environment Impact Assessment Authority granted revised Environmental Clearance on 28th January, 2016 ("**2016 EC**") with respect to the implementation of the said Scheme on the Larger Land admeasuring 83,853.83 square meters which, inter alia, contemplated construction of 4,770 tenements in the rehab component and the construction of 500 car parking spaces.



(1) In relation to the 2016 EC, following are pertinent facts:

- (i) Construction of the said 14 Buildings was already commenced and occupation certificate in respect of 6 (six) of those buildings was already issued. Towards the said 14 Buildings, only 89 car parking spaces were required to be constructed, which were approved by the authorities to be constructed in future in the further buildings on account of the peculiar circumstances in the facts of the present matter.
- (ii) The balance 411 car parking spaces (“**Balance Car Parking Spaces**”) which were proposed to be constructed under the 2016 EC are for use and consumption of the occupants of the additional tenements which are yet to be constructed for the occupants of the balance portion of the Larger Land (i.e. land other than the 2014 LOI Land) (“**Balance Occupants**”) who are yet to be rehabilitated. Hence, even if the Balance Car Parking Spaces i.e. 411 car parking spaces are constructed, till the time the additional tenements are constructed and the occupants of the same are rehabilitated in the same, the Balance Car Parking Spaces even if constructed would remain unutilized and are not to be allowed to be used by the occupants of the



14 buildings already constructed. A copy of the 2016 EC is annexed hereto and marked as **Exhibit “E”**.

- (m) Accordingly, Respondent No. 4 has completed the construction of the said 14 Buildings.
- (n) In 2021, the Applicants filed Original Application No. 5 of 2021 seeking directions against Respondent No. 4 to provide 500 car parking spaces without examining the actual factual position and the permissions being granted by the SRA from time to time. It is apparent from the aforesaid factual position that the time to provide the afore-mentioned car parking spaces, either the 89 spaces or the 411 spaces, had not arisen at the time of filing of the Application in 2021, as the implementation of the Scheme was underway as an ongoing scheme.
- (o) By and under an Order 2nd February, 2022 passed by this Hon’ble Tribunal in Original Application No. 05 of 2021 (West Zone) (“**said Order**”), this Hon’ble Tribunal directed Slum Rehabilitation Authority, State Level Environment Impact Assessment Authority (“**SEIAA**”) and SPCB, Maharashtra, referred to in the said Order dated 2nd February 2022 as “*the joint committee*”, to hold joint meetings and take ‘*remedial action inter-alia by restraining the PP from further alienation till EC condition is complied with or till the*



joint committee finds compliance'.

- (p) By and under a Letter dated 23rd March, 2022 addressed by the SRA to Respondent No. 4, the SRA referred to the said Order which provides for '*restraining Respondent No. 4 from further alienation till EC condition is complied with or till the joint committee finds compliance*' and directed Respondent No. 4 not to create third party rights. A copy of the Letter dated 23rd March, 2022 addressed by the SRA to Respondent No. 4 is annexed hereto and marked as **Exhibit "F"**.
- (q) Pursuant to passing of the said Order by this Hon'ble Tribunal, various steps and actions have been undertaken by the concerned Respondents including the joint committee constituted by virtue of the said Order passed by this Hon'ble Tribunal (hereinafter collectively referred to as "**Joint Committee**") comprising of the SRA, SEIAA and Maharashtra Pollution Control Board ("**MPCB**") for the purposes of implementing the directions granted vide the said Order.
- (r) Respondent No. 4 identified land parcels where the 502 car parking spaces are to be provided and submitted a proposal of the timelines within which such car parking spaces shall be provided. The Respondent No. 4 also obtained sanctioned plans of



the Parking Towers 1, 2 and 3 (“**the said Parking Towers**”) on 19th May, 2022 for the purposes of providing the 502 parking spaces (“**the said Plans**”). However, the land parcels were affected by a nalla which had to be diverted and construction of Worli-Sewree elevated corridor to be undertaken by the Mumbai Metropolitan Region Development Authority (“**MMRDA**”) and thereafter the said Parking Towers were to be constructed. Copies of the Letters both dated 19th May, 2022 whereby SRA has sanctioned the plans of, inter-alia, the said Parking Towers are annexed hereto and marked as **Exhibit “G”**. I crave leave to refer and rely upon the said Plans as and when necessary.

- (s) Thereafter, by and under the Report of the Joint Committee dated 2nd June, 2022 (“**Joint Committee Report**”), Joint Committee duly accepted and confirmed the proposal submitted by the Respondent No. 4 for providing of the 502 car parking spaces as well as the said Plans. The Joint Committee Report envisaged that SRA (Respondent No. 2 herein), a member of the Joint Committee and the planning authority for the Project, would ensure regular follow-up and compliance with the parking condition. The recommendations of the Joint Committee are being duly complied with. A copy of the Report of the Joint Committee is annexed hereto and marked as **Exhibit “H”**.



12

- (t) In pursuance of the Joint Committee Report, the SRA addressed a Letter dated 29th June, 2022 to Respondent No. 4, inter alia, withdrawing the direction restraining Respondent No. 4 from creating third party rights. A copy of the Letter dated 29th June, 2022 to Respondent No. 4 is annexed hereto and marked as **Exhibit "I"**.
- (u) There is a nalla passing through the land identified for providing 502 car parking spaces. To make space for the said Parking Towers, the nalla is required to be diverted below the proposed 22.80 meters wide road for the commencement of the physical construction of the said Parking Towers. In addition, an elevated corridor i.e. Sewree Worli Elevated Corridor ("SWEC") being constructed by the MMRDA, which is being constructed over the proposed 22.80 meters wide road.
- (v) The events which have followed the sanction of the said Plans are as follows:
- (i) In or around May, 2022, MMRDA took over the site for carrying out piling work for the SWEC. Respondent No. 4 was informed that piling work for SWEC would be completed expeditiously and site would be handed over for constructing the nalla.



- (ii) Respondent No. 4 requested that it be permitted to do box culvert work for nalla, however, MMRDA informed Respondent No. 4 that the construction of box culvert work for nalla would result in excavation of the main approach road due to which SWEC piling work and pile cap would be adversely affected.
- (iii) From May, 2022 till January, 2024 i.e. a period of 19 months, the site was in the possession of MMRDA, who through its contractor was carrying out piling work for the SWEC.
- (iv) In or around January, 2024, the site was handed over to Respondent No. 4 by MMRDA for constructing nalla. The aforesaid fact is corroborated by Letter dated 13th March, 2024 addressed by Respondent No. 4 to Executive Engineer, Storm Water Drain (Construction City), a copy whereof is annexed hereto and marked as **Exhibit "J"**.
- (v) However, 2 beam girders were left uninstalled by the contractor for MMRDA near the triple barrel nalla, which was obstructing the piling work of the nalla.
- (vi) On 1st February, 2024 inspection was carried out by Brihanmumbai Municipal Corporation



(“BMC”) at the site in the presence of the contractor for MMRDA, at which time MMRDA’s contractor assured Respondent No. 4 and the BMC that it would shift and install the 2 beam girders prior to 9th February, 2024, however, the contractor of MMRDA failed to remove the 2 beam girders.

(vii) By and under a Letter dated 9th February, 2024 addressed by Respondent No. 4 to MMRDA, Respondent No. 4 informed MMRDA that the 2 beams lying at the site were obstructing the piling work required for construction of nalla and requested MMRDA to instruct its contractor to shift the 2 beams to enable Respondent No. 4 to the piling work of the nalla. A copy of the Letter dated 9th February, 2024 addressed by Respondent No. 4 to MMRDA is annexed hereto and marked as **Exhibit “K”**.

(viii) However, the contractor of MMRDA failed to shift the 2 beams obstructing the piling work and Respondent No. 4 requested the BMC to take requisite action. Accordingly, on 4th March, 2024 inspection was carried out by BMC at the site in the presence of the contractor for MMRDA, at which time MMRDA’s contractor once again assured Respondent No. 4 and the BMC that it would shift the 2 beam girders prior



to 15th March, 2024.

(ix) Despite the same, the contractor of MMRDA failed to shift the 2 (two) beam girders obstructing the nalla. In view thereof, by and under a Letter dated 2nd April, 2024 addressed by BMC to Executive Engineer, MMRDA, the BMC stated that (i) during site visit by BMC on 1st February, 2024, MMRDA's contractor had assured that the 2 beams would be shifted prior to 10th February, 2024, however, the same was not done, (ii) during site visit by BMC on 4th March, 2024, MMRDA's contractor had assured that the 2 beams would be shifted prior to 15th March, 2024, however, the same was also not done, and (iii) the 2 beams were lying at the site. Further, the BMC requested MMRDA to direct the concerned person to remove the beams lying at the site. A copy of the Letter dated 2nd April, 2024 is annexed hereto and marked as **Exhibit "L"**.

(x) Thereafter, only on or around May, 2024, the contractor for MMRDA shifted the 2 beam girders and Respondent No. 4 was able to continue the construction of nalla work.

(xi) In view of the aforesaid and on account of events beyond the control of Respondent No. 4,



Respondent No. 4 could not commence construction of the said Parking Towers and accordingly Respondent No. 4 addressed a Letter dated 5th November, 2024 to Respondent No. 2 i.e. Chief Executive Officer, SRA, inter alia, (i) placing on record the events that had occurred and caused delay in the diversion of nalla and in turn caused delay in the construction of the said Parking Towers, and (ii) stated that Respondent No. 4 expects that (a) the construction / diversion of the nalla would be completed by March, 2025, and (b) construction of said Parking Towers would be completed within 3 years from the construction / diversion of the nalla i.e. by March, 2028. Further, Respondent No. 4 submitted a bar chart for completion of said Parking Towers within 3 years from the construction / diversion of the nalla and requested Respondent No. 2 to approve the revised schedule for completion of the said Parking Towers. A copy of the Letter dated 5th November, 2024 addressed by Respondent No. 4 to Respondent No. 2 (SRA) is annexed hereto and marked as **Exhibit "M"**.

- (xii) By and under a Letter dated 22nd November, 2024, addressed by the SRA to SEIAA and MPCB, the SRA informed the SEIAA and MPCB that Respondent No. 4 had applied for



extending the timelines for constructing the said Parking Towers and the same was considered and approved by Respondent No. 2 (SRA), the Planning Authority for the Project, and the revised timelines were as under:

Tower No.	Nos. of car parks	Revised schedule of completion
2	90	To be completed by November, 2026
1	240	To be completed by October, 2027
3	172	To be completed by January, 2028

A copy of the Letter dated 22nd November, 2024, addressed by the SRA to SEIAA and MPCB is annexed hereto and marked as **Exhibit "N"**.

(xiii) Despite the substantial challenges which were beyond the control of Respondent No. 4, Respondent No. 4 has carried out substantial construction of the nalla. The photograph showing the present construction of the nalla is annexed hereto and marked as **Exhibit "O"**.

(xiv) Upon the aforesaid construction/diversion of the



nalla being completed, the construction of the said Parking Towers for the rehab portion shall also forthwith commence.

4. Further, I say that Respondent No. 4 has secured, inter alia, the cost for construction of the said Parking Towers by creating a lien on the duly constructed and occupation certificate received flats in the sale component having an aggregate area admeasuring 2860.54 square meters. In view of the aforesaid, I say that the cost of construction of the said Parking Towers have also been adequately secured.
5. In view of the aforesaid, it is amply clear that the delay (if any) was beyond the control of Respondent No. 4 and Respondent No. 4 shall undertake construction of the said Parking Towers in terms of the bar chart submitted by Respondent No. 4. In view of the extension being granted by SRA, I submit that the said Order has been duly complied with by the concerned Respondents and substantial steps in furtherance thereof have been undertaken. Respondent No. 4 has been filing the Progress Reports as directed in the Joint Committee Report of 2nd June 2022.
6. In sum, the Joint Committee constituted by this Hon'ble Tribunal, has, *vide* its Report dated 2nd June 2022, tasked the SRA (Respondent No. 2 herein), the planning authority for the Project, with overseeing and monitoring due compliance of the parking condition. The SRA has approved the amended plan and time bound programs for compliance,



submitted by Respondent No. 4 from time to time, as explained hereinabove.

7. In the light of the aforesaid, I submit that Respondent No. 4 is implementing the said Scheme in due compliance of the Joint Committee Report dated 2nd June 2022 read together with the said Order dated 2nd February 2022. Therefore, I submit that the present Execution Application is liable to be dismissed with costs, and I pray accordingly.

Solemnly affirmed at Mumbai)

This 11th day of January, 2025)

11 JAN 2025

Before Me,



For Wadia Ghandy & Co.

Partner

Advocates for Respondent No. 4

BEFORE ME
SHANE CARDOZ
Advocate & Notary (Govt. of India)
Reg. No. 16388 B. Com., LL B
33, Clifford House, Kadeshwari Mandir Road
Next to Ganesh Mandir Chowk, Bandra (W)
Mumbai - 400 050, Mob. 98205 17020
MAH / 3457 / 2092

Notary Register Serial No.	290/25
Date:	11 JAN 2025



ORIGINAL SEEN & VERIFIED						
AADHR	PAN	ELECTION ID	DRIVE LICENSE	PASSPORT	POA	RESOLUTION
6836 4955 8910						
Resoln dtd 27/05/2022						



GOVERNMENT OF MAHARASHTRA

No. MoEF-21-72/2008-IA-III/TCI
Environment Department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai - 400 032,
Dated: 23.03.2009

To

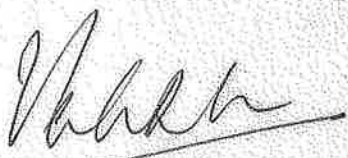
M/s. Skylark Build
402, 54 - B, Sagar Avenue,
4th floor, Junction of S.V. Road & Lalubhai Park Road,
Andheri (w), Mumbai-400 058

Subject: Environmental Clearance for "Skylark Heights" Amalgamated SRA Scheme at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai - 400 025, State - Maharashtra.

Dear Sir,

1. I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form I, Form IA, Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority (SEIAA) in its 7th meeting held on 18th March, 2009. The project details are as per Annexure - I
2. The SEIAA after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned in Annexure - II.




(Valsa Nair-Singh)
Secretary, (Environment)

ANNEXURE I

Project Details:

1. The project proponent is proposing to development of "Skylark Heights" by Skylark Build (Amalgamated SRA Scheme) located at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai at a cost of Rs.717 crore. Total plot area is 39,701 sq. m. The total proposed built up area is 264770.33 sq. m. Or as actually approved by Municipal Corporation Greater Mumbai (MCGM) considering height restriction if any by the Civil Aviation department.
2. Total water requirement during construction phase shall be 121 M³/Day and in operational phase water requirement shall be 2713 m³/day out of that 1643 m³/day of wastewater shall be generated.
3. Generated Sewage shall be treated in sewage treatment plant (STP) having Capacity of 1400 m³/day for Rehab building and 300 m³/day capacity for Sale Building. The wastewater quality of treated water shall be BOD 20 mg/L, COD 50 mg/L among other parameters as agreed. Treated wastewater shall be utilized for gardening, flushing and cooling tower make up. And their will not be any discharge into MCGM sewer line.
4. Solid waste (Dry garbage) generated shall be 2779 Kg/Day and Wet garbage generated shall be 4090 Kg/Day. Dry waste segregated into Recyclable and Non-recyclable waste and disposed through recycling of recyclable dry waste through contractors. Wet waste disposed to MCGM or treated in Organic Waste Converter System.
5. E- waste and STP sludge around 250 Kg/day shall be disposed off through the authorized Waste Management Agencies approved by MPCB.
6. Rainwater shall be collected from rooftop. Rainwater shall be collected and stored in 2 Nos. of rainwater collection tank of capacity 193 M³, and surplus rainwater shall be recharge through recharge pits and 4 Nos. of Infiltration wells (3 m dia x 3 m depth).
7. Area under green belt shall be 4165 m² and 234 Nos. of trees of indigenous varieties shall be planted.
8. As per existing DC Rule 548 car parking shall be provided. However, actually car parking shall be as permitted by MCGM as per relevant Provision.



9. Power Requirement for Rehab Building shall be 3814 KW and for Sale building 9233 KW. D.G. Set of 1000 KVA for Rehab Building and 5 sets of 2500 KVA each for Sale Building along with energy conservation devices i.e. CFL, HVAC, sensors, etc for saving up to 47,02,885 units/year shall be provided.

10. The cost of Environment Management Plan during Construction phase shall be Rs.11.66 Lakh. And During operation phase EMP capital cost shall be Rs.1671.01 Lakhs and Operation and maintenances cost shall be Rs. 1063.78 lakhs /annum. For Sale Building, a corpus fund of Rs. 320 Lakhs shall be provided and handed over to environmental management facility. For Rehab building project proponent shall operate and maintain all facilities up to 10 years from the issue of occupation certificate.

11. Energy conservation measures:

- Building automation system to monitor and control HVAC and electrical equipment.
- Low KW/TR Centrifugal chillers for HVAC.
- Variable speed pumping system for chilled water secondary pumping for HVAC.
- Highly efficient motors.
- Capacitor banks to improve power factor.
- Use of compact fluorescent lamps.
- Capacitor banks to improve power factor.
- Use of energy efficient CFL/T5 Lamps in common area lightning, podium lightening & street lighting.
- Use of programmable timers for switching ON/OFF of common area lightning, podium lightening & street lighting.
- Designing Alternate circuits for lighting.
- Use of group controls in case of elevators.
- Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserving energy.
- Use of low SHGC double-glazing to reduce air conditioning loads and thereby conserving energy.

[Handwritten Signature]



ANNEXURE II**PART A- SPECIFIC CONDITIONS****I. Construction Phase**

- (i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- (ii) All required sanitary and hygiene measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (v) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (vii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (ix) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (x) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

रोट/एच-२८२२[५००-२-०२]-६



(Handwritten signature)

- (xi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xiii) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xv) Ready mixed concrete must be used in building construction.
- (xvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xviii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xix) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xx) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxi) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is

एच-२८९२-१३



- 25
- vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.
 - vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.
 - viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
 - ix) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - x) A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc. and submit to the Ministry in three months time.
 - xi) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
 - xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
 - xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART - B. GENERAL CONDITIONS

- 1 Six monthly monitoring reports should be submitted to the Department and MPCB
2. Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB

एच-२८९२-२



[Handwritten signature]

3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
4. The Department reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

**Member Secretary, SEIAA,
Maharashtra State.**

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra.
2. The CCF, Regional Office, Ministry of Environment and Forest,
(Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link
Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
3. Guard file.

TRUE COPY

Wadia
Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.

एच-२८९२-२अ.



SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/7313/Gen

Date : 10-11-2009

Circular No. 104C I R C U L A R

- Sub : a) Parking requirement for S.R. Scheme submitted prior to 12-8-2009.
 b) Regularisation of Transit Camp.
 c) Security Deposit for basement proposed for storage in S.R. Scheme.
 d) Submission of separate P.R. Card in words.

C.E.O. (SRA) after careful consideration has approved the following guidelines for approval of S.R. Schemes.

- a) **Parking requirement for S.R. Scheme submitted prior to 12-8-09.**

In the S.R. Schemes submitted prior to 12-8-2009, the parking requirements shall be insisted as per the provision of Clause 36 (2) Table 15 of DCR 1991 as per the provisions approved under Notification TPB.4387/716/UD-11 (RDP) Dated 12th June 1990.

However, in respect of the proposals submitted after 12/8/2009, the parking requirements shall be insisted as per the modified Clause 36 (2) Table 15 of DCR 1991 approved under Notification u/No. TPB/4308/507/CR-76/08/UD-11 dtd. 12-8-09.

- b) **Regularization of works which are allowed free of F.S.I.**

In S.R scheme the penalty for work which are allowed free of F.S.I as per various provision of D.C. Regulation 1991 and carried out without approval / commencement certificate shall be recovered as per following guidelines.

- i) Transit camp, foundation work of bldg., staircase room, lift machine room, overhead tank, swimming pool and electric sub station, etc. is to be charged @ 4% of ready reckoner, subject to minimum of Rs. 20,000/- on similar guidelines adopted by MCGM vide Circular u/No. CHE/DP/493/GEN dtd. 6-6-08 .
- ii) Basement, stilt, podium, staircase, lift area and refuge area etc. is to be charged on similar guidelines adopted by MCGM vide Circular issued u/No. CHE/77/DPC/ GEN dtd. 7-6-2004.
- iii) The penalties of regularization for commercial users will be double that of residential users and for industrial users it will be 1.5 times that of residential users.



c) Security Deposit for basement proposed for storage.

Security deposit for Basement area proposed for Storage shall be Insisted @ 10% of Normal deposit . i.e.

Basement deposit in S.R. Scheme = Carpet area of basement in sq.m X 25% of Ready Reckoner rate as per main user X 10%

d) Submission of separate P.R. Card in words.

- i) While submission of the proposal if the area in the P.R. Card of CTS nos. are not in words, the permissible limit while approving the plans shall be restricted maximum to 75% of total BUA permissible insitu. Of the said 75% permissible BUA, initially 100% built up area for rehab building shall be allowed and then only, balance shall be utilized for sale component:
- ii) After approval of layout and obtaining demarcation of plot boundary from competent authority with area confirmation by Architect/developèr, the approval of plans shall be extended upto 90% of total BUA.
- iii) After submission of separate P.R. Card in words as per the layout for the sub divided plot, the approval of plans shall be considered for 100% of total BUA.

The orders issued under this Circular shall be scrupulously observed. This Circular is made effective from the date of issue.


Dy.Ch.Eng.(S.R.A.)

Copy to :

Secretary (SRA)

Dy. Collector (SRA)

A.R.S. (SRA)

F.C. (SRA)

E.S. (SRA)

A.E. (SRA)

S.E. (SRA)

P.A. to C.E.O. (SRA)

A.O. (SRA)

I.T. (S.R.A.)

TRUE COPY


Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.



Government of Maharashtra

No. SEIAA-2011/4868/CR-107/2011
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 6th March, 2012

To,
 M/s. Skylark Buildcon Pvt. Ltd.
 402, 54-B, Sagar Avenue, 4th Floor,
 Junction of SV Road, & Lalubhai Park Road,
 Andheri (W), Mumbai - 400 058
 Telephone No. 022 - 6675 3911/66842500

Subject: Modification in EC for "Skylark Heights" amalgamated SRA scheme at CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Build.

Reference- 1. Even number Environment Clearance letter dated 23rd March, 2009
 2. Minutes of 43rd meeting of SEIAA held on 12th/13th January, 2012

Sir,

This has reference to your communication on the above mentioned subject.

2. Project information from documents submitted by you & considered by SEAC & SEIAA was summarized in even number environment clearance letter dated 23rd March, 2009.

Brief Information of the project is summarized as below:

Project Proponent	:	M/s. Skylark Build
Location of the project	:	CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai
Type of Project	:	Construction project - SRA
Building configuration	:	Rehab: <ul style="list-style-type: none"> 14 buildings with G + 10-22 floors; Flats: 2228 nos., shops: 140 nos., balwadi / welfare centre; 67 nos. Sale: <ul style="list-style-type: none"> Tower A: 3 basement+LG+UG+4Podium+1st to 57th floors; flat: 30 nos. Tower : 3 basement+LG+UG+4Podium+1st to 11th floors with commercial area, shopping and food court
Plot area	:	38,857.50 sq. m.
Built up area	:	<ul style="list-style-type: none"> FSI Area: 1, 41, 518.10 Sq. m. Proposed Total Built-up Area (FSI & Non-FSI) : 2,64,770.33

- 1 -

(Signature)



Estimated cost of the project	: Rs. 717 Crores
Rain Water Harvesting (RWH)	: 2 nos. of rain water harvesting tanks of capacity 190 m ³ each Recharge pits and 4 nos. infiltration wells
Total Water Requirement	: <ul style="list-style-type: none"> • Fresh Water: 1152 m³/day • Recycled Water: 1561 m³/day • Sewage generation Total Sewage: 1643 m³/day (For Rehabilitation: 1367 m³/day and For Sale: 276 m³/day) • STP technology: SAFF • Capacity of STP: For Rehabilitation : 1400m³ • For Sale Building: 300 m³
Solid waste management	: <ul style="list-style-type: none"> • Dry quantity :- 2779 kg/day • Wet quantity :- 4090 kg/day • E-Waste & Hazardous waste: 241 kg/Annum • STP Sludge (Dry sludge): 250 Kg/day Mode of Disposal: <ul style="list-style-type: none"> • Wet garbage will be treated in an Organic Waste Converter (OWC) • Dry garbage shall be handed over to the authorized recycler. • E-Waste will be handed over to the authorized recycler. • Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by SPCB. • Dried sludge from STP will be used as manure.
Green Belt Development	: R. G. Area: 4164.17 Sq. mt. Inside the plot: - 234 Nos.
Traffic Management	: parking spaces : 1432 nos.
Energy	: DG sets • 1No. of D.G. Set of capacity 1000 kVA for rehabilitation building. • Total 5 nos. D.G. Sets of capacity 2500 KVA each for sale building. Energy requirement Maximum Demand : Rehabilitation: 3830 KW and Sale: 9233 KW Energy conservation <ul style="list-style-type: none"> • Building automation system to monitor and control HVAC and electrical equipment. • Low IKW / TR Centrifugal chillers for HVAC. • Variable speed pumping system for chilled water secondary pumping for HVAC. • Highly efficient motors. • Capacitor banks to improve power factor. • Compact fluorescent lamps. • Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserves energy. • Use of low SGSH glazing to reduce air conditioning loads and thereby conserves energy. • Use of Solar water heater for all sale residential apartments

Shane Cardoz



Environmental
Management plan

thereby conserves energy.

- Use of exhaust air heat recovery wheel.
- Use of solar CFL fixtures for office apartment.
- 28% energy shall be saved per year by using all energy saving methods.

Construction phase: Rs. 11.66 lakhs
 • Operation Phase: Rs. 1671.01 lakhs
 Operational & Maintenance Cost: Rs. 1063.78 lakhs/annum

3. Modifications in Environmental Clearance are subject to the condition that STP for the occupied rehabilitation component and development of green plot should be definitely completed before 30th June 2012. Terms and conditions stipulated in even number environment clearance letter dated 23rd March, 2009 remains the same.



(Valsa R. Nair Singh)
 Secretary, Environment
 department & MS. SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram - Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462-016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).



TRUE COPY


 Partner

Wadia Ghandy & Co.
 Advocates, Solicitors & Notaries
 N. M. Wadia Building,
 123, Mahatma Gandhi Road,
 Fort, Mumbai - 400 023.



SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/219/GS/ML&PL/LOI

Date:

-3 MAY 2014

To

1. **Lic. Surveyor:** Shri Vilas P Kharche,
of M/s. Catapult Realty Consultants,
203/204, 2nd floor, Orbit Plaza,
New Prabhadevi Road, Prabhadevi,
Mumbai - 400 025.

2. **Developers :** M/s. Skylark Buildcon Pvt. Ltd.
& Vrunda Enterprises, (Jointly)
54-B, 402, Sagar Avenue,
5th Floor, Jn. of S.V. Road &
Lallubhai Park Road,
Andheri (W), Mumbai - 400 058.

3. **Society :** Shree Sai Sunder Nagar CHS Ltd.,
Balkrishna Gawde SRA CHS Ltd.
Gomata Nagar CHS Ltd., &
Nehru Nagar CHS Ltd.

Subject: Proposed Revised LOI of S.R. Scheme of Phase I & II of Sai-Sunder Nagar CHS Ltd. on plot bearing F.P. No.1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt)& 912 of Lower Parel Division and clubbed schemes of Gomata Nagar CHS Ltd. on plot bearing C.S. No.438 & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd. on C.S. No.268(pt), 286(pt), 437 (pt) of Lower Parel Division and with amalgamation of proposed S.R. scheme of Balkrishna Gawde CHS Ltd. situated on plot bearing C.S. no.912 & C.S. no.286 (pt) and amalgamation with proposed S.R. scheme of Mumbadevi Prabhadevi CHS (prop.) situated on plot of C.S. no.911(pt.) & C.S. no.2A/911 of Lower Parel Division.

Ref: No. SRA/ENG/219/GS/ML&PL/LOI

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. No.286 (pt) of Lower Parel Division, F.P.No. 1076, 1077 & 1078 of TPS-IV of Mahim Division for Phase - I and Phase - II and with its following clubbing and amalgamation i.e.



Clubbing

- a) S.R. Scheme of Shree Gomata Nagar CHS Ltd. on plot bearing C.S. No.438 & 1/268 of Lower Parel Division.
- b) S.R. Scheme of Nehru Nagar CHS Ltd. on C.S. No.268(pt), 286(pt), 437 (pt) of Lower Parel Division.
- c) by shifting 221 Rehab tenements (i.e. 16849.56 sqmtr rehab component) from Shree Sai Sundar CHS Ltd. to Gomata Nagar CHS Ltd. And by exchanging sale BUA admeasuring 12637.17 sq.mt. from Gomata Nagar CHS Ltd. to Shree Sai Sundar Nagar CHS Ltd.
- d) by shifting 29 Rehab tenements (i.e. 2744.65 sqmtr rehab component) from Shree Sai Sundar CHS Ltd. to Nehru Nagar CHS Ltd. And by exchanging sale BUA admeasuring 2085.49 sq.mt. from Nehru Nagar CHS Ltd. to Shree Sai Sundar Nagar CHS Ltd.

Amalgamation

- a) S.R. scheme of Balkrishna Gawade CHS Ltd. situated on plot bearing C.S. no.912 & C.S. no.286 (pt) and
- b) S.R. scheme of Mumbadevi Prabhadevi CHS (prop.) situated on plot of C.S. no.911(pt.) & C.S. no.2A/911 of Lower Parel Division.

This office is pleased to inform you that this **Revised Letter of Intent** is considered and approved in accordance with Clause 7.8 of Appendix-IV of D.C. Reg.33(10) subject to

A) Restricting in-situ FSI Consumption as under-

- 1) upto 2.50 in S.R. Scheme of Gomata Nagar CHS Ltd. for portion of land where rehab buildings are already constructed & FSI consumption upto 3.00 for portion of land where rehab buildings are to be constructed.
- 2) upto 2.50 for Nehru Nagar CHS Ltd.
- 3) upto 4.00 for S.R. Scheme of Sai Sunder Nagar for portion of land admeasuring 30114.01 sq.mt. & 3.00 FSI for remaining area in S.R. Scheme of Shree Sai Sundar Nagar CHS Ltd.,

B) And subject to the following conditions:

1. This LOI supersedes the earlier revised LOI issued vide u/No. SRA/ENG/219/GS/ML&PL/LOI dated. 21/12/2010.
2. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the following S.R. scheme parameters.



SRA/ENG/219/GS/ML&PL/LOI

Sr. No.	Description	As per Revised layout		For Gomata Nagar		For Nehru Nagar	Total
		Sq.Mts.		Sq.Mts.		Sq.Mts.	Sq.Mts.
		(a)	(b)	(c)			
1	Area of Plot As per Combined Certified Slum Plan	44248.50		--	--	--	---
2	Area of the Plot Considered For the earlier LOI	38857.50		--	--	--	---
3	Area of Plot as considered for Revised LOI {(44248.50 -945.75-1168.98 +5161.04+1482.25)}	48777.06		4198.01	825.50		53800.57
4	Less: Deduction for						
	i) Set back of Road (7085.36+3179.93)	10265.29		NIL	NIL		10265.29
	ii) D.P Road in Shri Mumbadevi prabhadevi CHS	5161.04					5161.04
	iii) Aarea under pvt. Plot	NIL		NIL	7.00		7.00
	iv) R.G. Reservation	4000.03		NIL	NIL		4000.03
	TOTAL (i+ii+iii+iv)	19426.36		0.00	7.00		19433.36
5.	Net area of plot (3 - 4)	29350.70		4198.01	818.50		34367.21
6.	Deduction for 15% R.G. (if applicable)	Nil		Nil	Nil		Nil
7.	Addition for F.S.I. purpose						
	i) 100% Set back of Road	10265.29		NIL	NIL		10265.29
	ii) Area as per C.T Survey demarcation	NIL		NIL	NIL		NIL
	iii) 100% D.P. RG	NIL		NIL	NIL		NIL
	iv) D.P Road in Shri Mumbadevi prabhadevi CHS	5161.04		NIL	NIL		5161.04
8.	Plot Area for F.S.I. (5 + 6 + 7)	44777.03		4198.01	818.50		49793.54
8A	Restricted (8 -3276.27*) *[(1- 2 = 5391.00 - (945.75 + 1168.98)]	41500.76		4198.01	818.50		46517.27
8B	As per notionally subdivided Area	11386.75	30114.01	2429.07	1768.94	818.50	46517.27
9.	Permissible F.S.I.	3.00	4.00	2.50	3.00	2.50	---



SRA/ENG/219/GS/ML&PL/LOI

10.	Max. B.U.A. permissible on plot	34160.25	120456.04	6072.68	5306.82	2046.25	168042.04
11.	Total area permissible		154616.29		11379.50	2046.25	168042.04
12.	Proposed Rehab B.U.A in situ		70038.75		5833.60	1347.25	77219.60
13.	Rehab BUA area due to transfer to Gomata Nagar & Nehru Nagar from Sai Sunder Nagar.		-		5545.85	697.68	6243.53
14.	Total Rehab BUA in situ proposed (12 + 13)		70038.75		11379.45	2044.93	83463.13
15.	In-situ Rehab component.		93681.22		8637.82	1808.24	104127.28
16.	Rehab component due to transfer to Gomata Nagar & Nehru Nagar from Sai Sunder Nagar.				8211.74	936.41	9148.15
17.	Total Rehab Component proposed		93681.22		16849.56	2744.65	113275.43
18.	Sale component permissible (17 X 75%)		70260.92		12637.17	2058.49	84956.57
19.	Sale at Sai sunder Nagar + Sale transfer from Gomata Nagar + Sale transfer from Nehru Nagar.		84956.57 (70260.92 +12637.17 +2058.49)		---	---	84956.57
20.	Total B.U.A. Permissible for the project (14+18) with proposed amalgamation.		140299.67		24016.62	4103.42	168419.71
21.	Total Sale Built-up area permissible (11-14) in situ.		84577.54		--	--	84577.54
22.	Total Sale Built-up area Proposed.		84208.83		--	--	84208.83
23.	Total Built-up are proposed in situ (14 + 22)		154247.58		11379.45	2044.93	167671.96
24.	F.S.I. consumed on site (23/8A)		3.71		2.71	2.50	--
25.	T.D.R available for scheme (19-22)		Nil		Nil	Nil	747.74
26.	Rehab Tenements		1896		435	85	2416
27.	No. of Balwadi, WC & Society Offices proposed		72		15	3	90
28.	Provisional PAP		571		Nil	Nil	571



SRA/ENG/219/GS/ML&PL/LOI

3. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer and or change in plan parameters as revealed during IOA, then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. as mentioned above.
4. That the conditions mentioned in all certified Annexure-II issued by competent authority shall be complied and compliances thereof shall be submitted to this office.
5. The Developer/Society shall pay premium at the rate of 25% in terms of Stamp Duty Ready Reckoner rate as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. झोपुयो २००८/प्र.क्र.२३६/झोपसू-१ दिनांक ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.
6. That you shall submit **phaseswise programme along with Bar-Chart** for development of scheme, infrastructural works, reservations, amenities etc. in the layout and same shall be developed accordingly. This shall be submitted along with revised layout plan before issue of C.C. for 1st Rehab Bldg. or IOA of 2nd building whichever is earlier. A registered undertaking to that effect shall be submitted.
7. That you shall pay total amount of Rs. 6,09,40,000/- towards Maintenance Deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the Authority and total amount of Rs. 8,91,86,500/- {i.e. @ Rs. 840/- (City) per sq.mt.} towards Infrastructural Development charges as per Circular no. 7 dated 25/11/1997.
8. That the Amenity Tenements i.e. 30 nos. of Balwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per Circular No. 129 and further the amenity tenements i.e. 30 nos Welfare Centre, 30 nos. of Society Office shall be handed over to the slum dwellers society to use for specific purpose only within 30 days from the date of issue of OCC of Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA.
9. That you shall submit a Registered Undertaking that the certified Annexure-II for the slum dwellers to be rehabilitated 571 nos. Provisional PAP t/s. shall be obtained before shifting the slum dwellers in the provisional PAP tenements approved. In case of the



SRA/ENG/219/GS/ML&PL/LOI

eligible slum dwellers as per the Annexure-II are found to be less than the Provisional PAP t/s. approved the same shall be handed over to SRA & the revised LOI by considering the remaining no of provisional PAP in sale BUA would be obtained.

10. The Developer will not claim any benefit for the the land reserved for R.G. in the form of FSI/TDR till the decision in W.P.No.1152 of 2002 is taken by Hon'ble High Court.
11. That the free sale component can be developed by the developer on its own or Developer shall be entitled to assign or transfer the same to third party or may undertake the same in joint venture or through any office nominees as may deem fit by the Developer. The Developer can also create mortgage on the same.
12. That all the conditions of Annexure - A attached herewith shall be complied at the relevant stages indicated therein.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned.

Sd/- [Signature]
Chief Executive Officer
Slum Rehabilitation Authority

Note: The draft LOI approved by Hon. CEO(SRA) dtd 23/04/2014.

TRUE COPY

[Signature]
 Partner
 Wadia Ghoshy & Co.
 Advocates, Solicitors & Notaries
 N. M. Wadia Building,
 123, Mahatma Gandhi Road,
 Fort, Mumbai - 400 023.



551

EXHIBIT - 'E'

Downloaded from internet ()

39

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR-135 (I)/C-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 28 January, 2016..

To,
 M/s. Skylark Height
 At- TPS Mahim Division,
 Dr. Annie Besant Road, Worli,
 Mumbai

Subject: Environment clearance for mixed use (Hotel & residential) project at CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Height.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 29th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 77th & 92nd meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Skylark Height
Name of the Proponent	Mr. Dinesh Naik
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.
Type of Project:	SRA scheme with Residential and Hotel building
Location of the project	Plot bearing F.P. No.1076, 1077, 1078 of TPS-IV of Mahim division, C.S. No. 286(pt)& 912 of Lower Parel division and clubbed schemes of Gomata Nagar CHS Ltd. On plot bearing C.S. No.438 & 1/268 of Lower Parel division & Nehru Nagar CHS Ltd. On part C.S. No.268(pt), 286(pt), 437(pt) of Lower Parel division and with amalgamation of proposed S.R. Scheme of Balkrishna Gawade CHS Ltd. Situated on plot of C.S. No.912 & C.S. No.286 (pt) and proposed S.R. Scheme of Mumbadevi Prabhadevi CHS (prop.) Situated on plot of No. 911(pt.) & C.S. No.2a/911 of Lower Parel division.
Whether in Corporation/ municipal/other area	MCGM
Applicability of the DCR	DCR of 1991 & Modified DC Regulation 1991



40

Note on the initiated work (if applicable)	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
LOI/NOC from MHADA / other approvals (If Applicable)	
Total plot area (Sq.m.) Deductions Net Plot Area	Total Plot Area : 83853.83 Deductions Road:27100 Sq.mt RG: 4000 Sq.mt Net Plot Area : 52753.83 Sq.mt
Permissible FSI (including TDR etc.)	357347.88 Sqmt
Proposed Built Up Area	Rehab = 193000.00 Sale = 450000.00 Total = 643000.00 Sqmt (Construction area)
Ground Coverage Area (percentage of plot not open to sky)	16514.67 sqmt
Number of Buildings & configuration(s)	Rehab – 25 buildings with G+30 floors. Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127 Sale building – Tower B (Residential) = 3 basement+LG+UG+4 podiums to 89 floors. Total flats = 260 Tower A (Hotel+Residential) = 3 basement+LG+UG+ 4 podiums to 31 st floors of hotel with 250 rooms + 32 nd to 65 th residential floor with 56 flats + Roof top Helipad
Number of tenants and shops	Rehab – Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127 Sale building – Tower B (Residential) Total flats = 260 Tower A (Hotel+Residential) with 250 hotel rooms & 56 flats
Number of expected residents/users	Rehab – 23173 No's Sale – 2580 No's
Tenant density per hectare	643 Tenements / Hectare
Height of Building(s)	Tower B (Residential) = 260 m (AGL) Tower A (Hotel + Residential) = 365 (AGL)
Right of way	Existing 36.6 m wide Dr. Annie Besant Road, Worli
Turning radius	9m
Existing Development	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
Details of the demolition with disposal (If applicable)	NA
Total Water Requirement	Domestic water Requirement :Rehab: 3093 m ³ /day; Sale:651 m ³ /day Recycled Water : Rehab:1060 m ³ /day; Sale 175 m ³ /day Total Water Requirement : Rehab : 3093 m ³ /day; Sale :651 m ³ /day
Rain Water Harvesting (RWH)	Rehab building –Recharge pits provided. Sale building - 2 tanks with 190 m ³ capacity along with recharge Pits



UGT tanks	Water storage will be done in the underground tanks
Storm water drainage	Remarks for the entire layout are obtained from MCGM. The storm water drain is made with the RCC wall. All the natural slopes are taken into consideration.
Sewage & Waste Water	<p>Sewage generation: Rehab : 2800 m³/day ; Sale : 595 m³/day STP Technology: MBR – Moving Bed Reactor Capacity of STP (Rehab buildings) : Rehab : 2800 m³/day ; Sale (Tower B) (Residential Building): 460 m³/day Tower A (Hotel + Residential Building): 580 m³/day Recycled water for flushing Rehab: 1017 m³/day Sale building: 145 m³/day Location of the STP-Basement Level STP capacity: Rehab: 2800 m³/day; Sale: Tower A is 580 KLD and Tower B is 460 KLD</p> <p>Budgetary allocation (capacity cost and O&M cost): For STP Capital cost : 3.18 Crores O & M Cost : 45 Lakhs / annum</p>
Solid Waste Management	<p>Operation Phase: Two Bin System for Wet and Dry waste. Solid waste from proposed project will be segregated in the Segregation room. <i>Bio-degradable waste management.</i> Segregated Bio-degradable waste will be treated in Organic Waste Convertor (OWC) OWC output to be handled by trained staff.</p> <p><i>Non-biodegradable waste management</i> Segregated inorganic waste will be handed over to local Recyclers/vendors.</p> <p>Rehab building Total Solid waste = 11438 Kg/day Biodegradable = 6822 Kg/day Non-biodegradable = 4616 Kg/day</p> <p>Sale building Total Solid waste = 1140 Kg /Day Biodegradable = 647 Kg/day Non-biodegradable = 494 Kg/Day</p>
Green Belt Development	<p>RG. area admeasuring 8000 sqmtr For Landscaping : Capital Cost: Rs. 50 Lakh O & M Cost:Rs.5 Lakhs/ annum</p>
Energy	<p>Natural daylight access for more than 90% of habitable floor area reducing artificial lighting consumption. High performance single glazed unit with low SHGC entailing reduced heat gain through glazed surfaces Energy efficient lighting fixtures such as T5, LEDs, CFLs with</p>



42

	<p>electronic ballast Energy equipment such as pumps, motors etc. with 80-90% efficiency All lifts, Ventilation fans shall run on VFT drives which results in energy saving by adjusting speed of the motor & delivering only required amount of power.</p> <p>Total Energy Consumption for Sale building – 12024 KW/day Total Energy Consumption for Rehab building – 4250 KW/day.</p>																												
Environmental Management plan (Budgetary Allocation)	<p>Construction phase (with Break – up) – Capital cost O & M cost (please ensure manpower and other details)</p> <p>Operation Phase (with Break-up)- Capital cost O & M cost (please ensure manpower and other details)</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Setting-up Cost (in Lakhs)</th> <th>Annual O & M Cost (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>RWH</td> <td>12</td> <td>0.2</td> </tr> <tr> <td>2.</td> <td>MSW</td> <td>44</td> <td>4</td> </tr> <tr> <td>3.</td> <td>STP</td> <td>318</td> <td>45</td> </tr> <tr> <td>4.</td> <td>Energy Efficient</td> <td>45</td> <td>0.2</td> </tr> <tr> <td>5.</td> <td>Landscaping</td> <td>50</td> <td>2</td> </tr> <tr> <td></td> <td>Total Cost</td> <td>519</td> <td>51.4</td> </tr> </tbody> </table> <p>Quantum and generation of Corpus fund and commitment Responsibility for further O & M</p> <p>After occupancy, Co-Op societies will be formed. The societies will form a federation. The Operation and Maintenance of Environmental management facilities (EMF) shall be taken care by the developers for first three years. Afterwards, EMF shall be handed over to society/ federation. Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement</p>	Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)	1.	RWH	12	0.2	2.	MSW	44	4	3.	STP	318	45	4.	Energy Efficient	45	0.2	5.	Landscaping	50	2		Total Cost	519	51.4
Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)																										
1.	RWH	12	0.2																										
2.	MSW	44	4																										
3.	STP	318	45																										
4.	Energy Efficient	45	0.2																										
5.	Landscaping	50	2																										
	Total Cost	519	51.4																										
Traffic Management	<p>E.E.T.C remarks obtained for the existing layout.</p> <p>Parking for Existing and Proposed Development(Sale Building) : 1726 No's Rehab : 500 No's</p>																												
CRZ/RRZ Clearance obtain, if any	NA																												
Distance from Protected Area/Critically Polluted area/Eco-sensitive areas	NA																												



/inter-State boundaries			
	Status of the Approval	Name of the competent Authority	Date of issued letter
CFO NOC for the above said building structure(s)	Approved	Chief Fire officer	17 th April 2010
HRC NOC for the above said building structure(s) (if applicable)	Approved	HRC committee -- MCGM	8 th July 2010
NOC for the above said building structure(s) from the aviation authority (if applicable)	Approved	Airport Authority of India	25 th August 2011
Consent for the water for the above said detail(s)	Will be initiated	MCGM	
Consent for the drainage for the above said detail(s)	Will be initiated	MCGM	
Consent for the electric supply for the proposed demand	Electric Substation will be provided	BEST	
Precertification for Green Building from Indian Green Building Council and other recognized institutes (if applicable)	Registered and approved for Pre Certification is expected anytime	USGBC - Gold & Platinum	
Court Order (if applicable)	NA	NA	NA
Other approvals (If any) Mangroves presence NOC from collectors office Mumbai and revenue & forest dept. Mumbai	NA	NA	NA

Following changes in the proposed expansion with reference to earlier EC accorded to the project:

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
1.	Plot Area (sq.mt.)	38,857.00	- 83,853.83	Due to amalgamation of new plots
2.	Built-up area as per FSI (sq.mt.)	141,518.10	FSI for Rehab = 154301.73 FSI for Sale building = 203046.14 (including Fungible) Total = 357,347.88	



44.

3.	Non FSI area (sq.mt.)	123,252.23	Rehab = 38698.27 Sale building = 246953.85 Total = 285,652.12	
4.	Total Construction built-up area (sq.mt.)	264,770.33	Rehab = 193000 Sale = 450000 Total = 643,000.00	
5.	Ground coverage area (sq.mt.)	9,772.34	16,514.67	

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
6.	Building details	Rehabilitation: 14 buildings with G+ 10-22 floors Flats = 2228 Nos. Shops=140 Nos. Balwadi + Welfare Centre + Society Office = 67 Nos.	Rehabilitation: 25 buildings with G + 30 floors Flats = 4502 Nos. Shops=141 Nos. Balwadi + Welfare Centre + Society Office =127 Nos.	11 buildings added.
		Sale: 2 Towers i. e Tower A & Tower B Tower A: 3 basement + LG +UG+ 4 podiums + 1 to 57 th floor. Flats = 30 Nos. Tower B: 3 basement + LG + UG + .4 podiums + 1 to 11 floor	Sale: 2 Towers ie Tower A & Tower B Tower A : 3 Basement + LG + UG + 4 podium to 89 Floors (Residential). Flats = 260 Nos. (Note - This tower is now named as Tower B) Tower B: 3 Basement + LG + UG. + 4 podium to 31 Floor (Hotel) + Floor 32 to Floor 65 (Residential) + Helipad. Hotel rooms = 250 Nos Residential flats = 56 Nos (Note - This tower is now named as Tower A)	
7.	Green cover area (sq.mt.)	4,164.18	8,007.58	R.G
8.	Total Water requirement	2,713.00	Rehab = 3093 Sale buildings = 651	No. of flats increased in



	(m ³ /day)		Total = 3744	Rehab & Sale building
9.	Sewage generation (m ³ /day)	1,643.00 (Rehab = 1376 & Sale = 276)	Rehab = 2800 Sale buildings = 593 Total = 3393	No. of flats increased in Rehab & Sale building
10.	Solid waste (Kg/day)	6,869.00	Rehab = 11583 Sale = 1615 Total = 13198	

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
11.	Parking	1432	1726	Increase due to increase in residential flats
12.	DG set	Rehab - 1 no. 1000 KVA Sale - 5 x 2500 KVA	Rehab - 2 x 500 KVA Sale - 2 x 2500 KVA + 2 x 2000 KVA + 2 x 500 KVA	Reduced due to use of energy efficient lights
13.	Maximum demand (KW)	Rehab - 3830 Sale - 9233	Rehab - 4250 Sale - 12024	Increase due to increase in residential flats (Rehab & Sale building)

3. The proposal has been considered by SEIAA in its 77th & 92nd meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT; Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.



46

- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.



- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.



48

- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.



(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

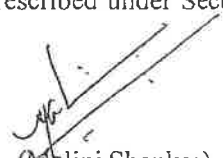
General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.



50

- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:


1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.



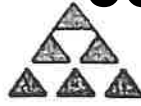
2. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Mumbai.
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
10. Regional Office, MPCB, Mumbai
11. Select file (TC-3)

(EC uploaded on 28/01/2016)

TRUE COPY


Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023. -





Slum Rehabilitation Authority

No.:SRA/Eng/Desk-/ /GS

Date:

23 MAR 2022

To,

Developer:-

M/s. Skylark Buildcon Pvt. Ltd.
And Vrunda Enterprises, (Jointly),
54-B, 402, Sagar Avenue, 5th Floor,
Jn. Of S. V. Road & Lallubhai Park Road,
Andheri (W), Mumbai- 400 058.

Architect:-

Shri. Sanjay Neve
M/s Sanjay Neve & Associates,
302, Omkareshwar, Behind Kandarpada Talav,
Link Road, Dahisar (W), Mumbai - 400 068.

**Re: BEFORE THE NATIONAL GREEN TRIBUNAL
PUNE BENCH**

(By Video Conferencing)

Org. Application No. 05/2021(WZ)

(With report dated 08.11.2021)

Santosh Patil & Anr. (Mumbai-Maharashtra)

Applicant(s)

Versus

Member Secretary State Level Environment
Impact Assessment Authority & Ors.

Respondent(s)



Scheme : Plot bearing F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt), 911 and 912 of Lower Parel Division and Clubbed Scheme of Gomata Nagar CHS Ltd on plot bearing C.S. No. 438 & 1/268 Lower Parel Division and Nehru Nagar CHS on part C.S. no. 26 (pt), 437(pt) of Lower Parel Division, G South Ward For Sai Sunder Nagar SRA CHS.

Gentlemen

As per Hon'ble Pune Bench of the National Green Tribunal on hearing dtd 02/02/2022, given on order and direction that the project proponent is restrain from any further alienation till EC condition is complied with or till the joint committee finds compliance.

Anant Kanekar Marg , Bandra (East), Mumbai 400 051.

53

OKEN

You are therefore directed to take cognizance of said order and not to create any sort of third party interest in the said project and sale as per court direction.

Yours faithfully,

Executive Engineer-G/S
Slum Rehabilitation Authority

A
ABLB
23/3/22

C.C to
M/s. Oberoi Realty Ltd.
Commerz, 3rd floor,
International Business Park,
Oberoi Garden City, Off Western,
Express Highway, Goregaon (E),
Mumbai - 4000 63.

C.C. to CLC (SRA)

As per your direction, the letter's are issued and copy forwarded for information.

TRUE COPY

W Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.





SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3815/GS/ML & PL/AP

Date: **19 MAY 2022**

To,

1. Architect:

Shri. S. Neve.

M/s. Sanjay Neve & Associates,
302, Oomkareshwar, Kandarpada,
Link Road, Dahisar (W), Mumbai.

2. Developer:

M/s. Skylark Buildcon Pvt. Ltd.

Jointly with Vrunda Enterprises.

402, 54-B, Sagar Avenue, 4th floor,
Junction of S.V. Road & Lallubhai Park Road,
Andheri (W), Mumbai - 400 058.

Subject : Approval for Amended plan for proposed Rehab Building No. 15 of Sai-Sunder Nagar CHS Ltd. on plot bearing F.P. No.1072 (pt) 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt) & 911(pt.) & C.S. No. 2A/911, 912 of Lower Parel Division and amalgamation with 13 nos. other societies on plot bearing F.P. No. 1072 (pt) of TPS-IV of Mahim Division, C.S. No. 286 (pt) & 911(pt.), 2A/911, 912 of Lower Parel Division and clubbed schemes of Gomata Nagar CHS Ltd. on plot bearing C.S. no.438 & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd. on C.S. No. 268 (pt), 286 (pt), 437 (pt) of Lower Parel Division.

Reference : Architect's Application submitted on 17/05/2022.

Gentleman,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

1. That the conditions mentioned in the Revised LOI issued Under No. SRA/ENG/219/GS/ML&PL/LOI dated 03/05/2014, 15/03/2017 & 27/10/2020 shall be complied with.
2. That the conditions of the IOA issued under no. SRA/ENG/3815/ML&PL/AP dated 01/12/2016 and Amended Plans issued on 06/04/2017 shall be complied with.
3. That Revised RCC design drawings and calculations as per amended plans shall be submitted.
4. That the final plan shall be mounted on canvas before asking for OCC.
5. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.
6. That you shall submit the Revised CFO NOC before asking Further C.C.



55

SRA/ENG/3815/GS/ML & PL/AP

7. That you shall obtain the approval of revision in LOI by incorporating the changes in the alignment of the D. P. Road as per sanctioned EP-GS58 before issue of any approval to additional Sale BUA apart from already approved in existing Sale building in future.
8. That the Location of the Parking Tower-3 is accepted subject to amalgamation of additional plot area with the ongoing subject S.R. Scheme as per Dy. Municipal Commissioner (SWM)'s letter u/no. DMC/SWM/3192 dt.03/02/2022.
9. That the car parking Tower-3 is proposed considering additional car parking space at this stage only and these additional parking spaces will be converted into regular parking spaces of those tenements in future amalgamation of the adjacent plots bearing C.S No. 907 of Lower Parel division and F.P No 1044 of TPS IV Mahim division as per the MCGM's letter issued under no. DMC/SWM/3192 dated 03/02/2022 in revision of LOI. Till the revision of LOI or before actual commencement of the car parking Tower -3 whichever is earlier, the requisite premium for 09 nos car parking shall be made to the SRA, as & when demanded.

One set of amended plans is returned herewith as token of approval.

Yours faithfully,

Bandy
 Executive Engineer
 Slum Rehabilitation Authority





SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3816/GS/ML & PL/AP

Date: 19 MAY 2022

To,

1. Architect:

Shri. S. Neve.

M/s. Sanjay Neve & Associates,
302, Oomkareshwar, Kandarpada,
Link Road, Dahisar (W), Mumbai.

2. Developer:

M/s. Skylark Buildcon Pvt. Ltd.

Jointly with Vrunda Enterprises.

402, 54-B, Sagar Avenue, 4th floor,
Junction of S.V. Road & Lallubhai Park Road,
Andheri (W), Mumbai – 400 058.

Subject : Approval for Amended plan for proposed Rehab Building No. 16 of Sai-Sunder Nagar CHS Ltd. on plot bearing F.P. No.1072 (pt) 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt) & 911(pt.) & C.S. No. 2A/911, 912 of Lower Parel Division and amalgamation with 13 nos. other societies on plot bearing F.P. No. 1072 (pt) of TPS-IV of Mahim Division, C.S. No. 286 (pt) & 911(pt.), 2A/911, 912 of Lower Parel Division and clubbed schemes of Gomata Nagar CHS Ltd. on plot bearing C.S. no.438 & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd. on C.S. No. 268 (pt), 286 (pt), 437 (pt) of Lower Parel Division.

Reference : Architect's Application submitted on 17/05/2022.

Gentleman,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

1. That the conditions mentioned in the Revised LOI issued Under No. SRA/ENG/219/GS/ML&PL/LOI dated 03/05/2014, 15/03/2017 & 27/10/2020 shall be complied with.
2. That the conditions of the IOA issued under no. SRA/ENG/3816/ML&PL/AP dated 01/12/2016 and Amended Plans issued on 06/04/2017 shall be complied with.
3. That Revised RCC design drawings and calculations as per amended plans shall be submitted.
4. That the final plan shall be mounted on canvas before asking for OCC.
5. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.
6. That you shall submit the Revised CFO NOC before asking Further C.C.
7. That you shall obtain the approval of revision in LOI by incorporating the changes in the alignment of the D. P. Road as per sanctioned EP-GS58 before

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel: 022-26565800/26590405/1879; Fax : 91-22-26590457; Website : www.sra.gov.in; E-mail : info@sra.gov.in



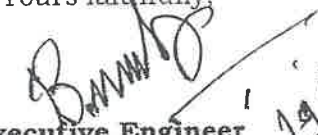
57
569

SRA/ENG/3816/GS/ML & PL/AP


- issue of any approval to additional Sale BUA apart from already approved in existing Sale building in future.
8. That the Location of the Parking Tower-3 is accepted subject to amalgamation of additional plot area with the ongoing subject S.R. Scheme as per Dy. Municipal Commissioner (SWM)'s letter u/no. DMC/SWM/3192 dt.03/02/2022.
 9. That the car parking Tower-3 is proposed considering additional car parking space at this stage only and these additional parking spaces will be converted into regular parking spaces of those tenements in future amalgamation of the adjacent plots bearing C.S No. 907 of Lower Parel division and F.P No 1044 of TPS IV Mahim division as per the MCGM's letter issued under no. DMC/SWM/3192 dated 03/02/2022 in revision of LOI. Till the revision of LOI or before actual commencement of the car parking Tower -3 whichever is earlier, the requisite premium for 09 nos car parking shall be made to the SRA, as & when demanded.

One set of amended plans is returned herewith as token of approval.

Yours faithfully,


Executive Engineer
Slum Rehabilitation Authority

TRUE COPY


Partner
Wadia, Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.



REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 02/02/2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF QA NO. 05/2021 (SANTOSH PATIL & ANR. VS MEMBER SECRETARY, STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY & ORS.)

1. Background

The Prayer in this application is for compliance of Environmental Clearance (EC) conditions in the matter of non-provision of parking facility by Project Proponents (PP) - Respondent Nos. 4 and 5, M/s Skylark Buildcon Pvt. Ltd., Mumbai and M/s. Oberoi Realty Limited, Mumbai who have jointly developed an Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies.

Hon'ble NGT directed. vide Order dt. 04/06/2021 (copy of Hon'ble NGT Order, dated 04/06/2021 is given at Annexure-1). The relevant Order is reproduced as below:

"Though none appears for the applicant, we have considered the application and find that the grievance needs to be gone into by a joint Committee of CPCB, State PCB and SEIAA, Maharashtra. The State PCB will be the nodal agency for coordination and compliance. The joint Committee may look into the grievance and if there is violation IEC conditions, take suitable measures as per law, including assessment and recovery of compensation, following due process. The joint Committee may visit the site and is also free to conduct proceedings online. The Committee may interact with the concerned stake holders and consult any other expert/institution. An action taken report may be furnished within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of image PDF. List for further consideration on 07.09.2021."

Upon receipt of desired information from various organizations the Joint Committee carried-out an inspection of the residential building project i.e., Area Development Project under Slum Rehabilitation Scheme (SRS) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division for Sai Sundar Nagar CHS and other amalgamated societies on 22/10/2021.



59

:2:

The following committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri Jayant Hazare, In-charge: Regional Officer, MPCB, RO-Mumbai
- iii. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune.

Shri Tanaji Yadav, Sub-Regional Officer, RO-Mumbai from MPCB, and Shri Umesh Bodake, Executive Engineer from Slum Rehabilitation Authority, Mumbai also accompanied the Joint Committee during the inspection.

2. Observations and findings

Based on the preliminary information received from various organisations, and followed by site inspection to assess the issue mentioned in the aforesaid Hon'ble NGT Order, the observations & findings of the Joint Committee are as given below:

- i) The Project Proponent has obtained Environment Clearance vide no. MoEF-21 72/2008-IA-III/TCE, dated 23/03/2009, for development of Skylark Heights (Amalgamated SRA scheme) at FP No. 1076, 1078 of TPS- (IV) of Mahim Division. The total plot area is 39,701 sq.m. and the total proposed built-up area is 2,64,770.33 sq.m. Further, the Project Proponent has obtained modification in environment clearance for the said project, vide no. SEIAA-2011/4868/CR 107/2011, dated 06/03/2012. The total plot area is 38,857.5 sq.m, the total proposed built-up area is 2,64,770.33 sq.m and the proposed building configuration is Rehab: 14 buildings with G+ 10-22 floors; flats: 2,228 nos. shops: 140 nos. welfare center: 67 nos, sale: Tower A: 3 basement+ LG UG +4 podium+ 1-57 floors and flats: 30 nos. and Tower B: 3 basement+ LG+ UG+4 podium+1-11 floors with commercial area, shopping and food court.

Further, the Project Proponent has obtained environment clearance for mixed use (hotel & residential) project at FP No. 1076, 1078 of TPS- (IV) of Mahim Division vide no. SEAC-2013/CR-135 (IVC-1, dated 28/01/2016). The total plot area is 83,853.83 sq.m (due to amalgamation of new plots) and the total proposed built-up area is 6,43,000 sq.m and the proposed building configuration is Rehab: 25 buildings with G+ 30 floors; flats: 4,502 nos. shops: 141 nos. welfare centre,



:3:

Balwadi & society centre: 127 nos. sale; Tower A (hotel & residential): 3basement + LG UG+ 4 podium+ 31 floors with 250rooms and 32-65 floors with 56 nos. flats and roof top helipad and Tower B (residential): 3 basement LG+ UG+ 4 podium+ 89 floors with 260 nos. flats. The copies of the Environment Clearance of 2009, 2012 and 2016 are given at Annexure-11 to IV respectively.

- ii) As per the Environment Clearance of 2012, the Project Proponent has declared that 1,432 nos. of parking shall be provided for the existing and proposed development (sale building). Whereas, as per environment clearance of 2016, the Project Proponent has declared that 1,726 nos. of parking shall be provided for the existing and proposed development, (sale building) and 502 nos. of parking shall be provided for rehab buildings.
- iii) The Project Proponent had been granted Consent to Establish by MPCB, vide format no.1.0/80/CAC-CELL/UAN No. 0000016518/E/7 CAC-1903000839, dated 15/03/2019, for the construction of residential and hotel building under SRA scheme in Red category with total plot area of 83,853.83 sq.m and total built-up area of 6,43,000 sq.m. Subsequently, the Project Proponent has obtained Consent to Operate for part of the rehab buildings - nos. 7, 8, 10, 11, 12 & 13 from MPCB, dated 26/03/2019 and valid up to 31/10/2020.
- iv) MPCB vide letter no. MPCB/ROM/ID/2007240001, dated 24/07/2020 had issued interim directions based on the inspection of MPCB officials on 31/12/2019 and reply was submitted by the Project Proponent to MPCB vide dated 10/01/2021.
- v) It is gathered from the reply submitted vide dated 10/01/2021 by the project proponent that as per para 4 of the aforesaid reply, "The already completed buildings are approved and constructed as per old OCR where there was no provision of parking for such size of tenements. In the revised environment clearance, the parking for such size tenement is proposed as per New DCPR, and we are bound to provide the proposed parking and we have planned the same to be constructed in the future."



- vi) During the Joint Committee inspection, it is observed that out of 25 rehab building sanctioned as per environment clearance of 2016, the Project Proponent has constructed only 14 nos. of rehab buildings. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021 (Annexure-V).
- vii) Further, the joint committee during its site inspection on 22/10/2021 had requested the Project Proponent to submit the following documents/records:
- First IOA (1998) for Rehab Building no. 1 - Copy of plant and the IOA;
 - Chronology of events w.r.t. sanctioned building plans;
 - Reports of approval while granting IOA;
 - Chronology of events w.r.t. date-wise sanction of Commencement Certificate and plinth checking certificate;
 - Before sanctioning of fresh environment clearance of 2016, no. of buildings constructed, supported with all necessary documentary evidences;
 - Copy of traffic management plan along with all necessary documents submitted while grant of environment clearance of 2009, 2012 and 2016;
 - Information regarding whether the project proponent had obtained the amended environment clearance for reduction of height of the building;
 - Comparative statement of environment clearance granted vide 2009, 2012 and 2016 w.r.t. plot area, building plans, configuration and other mandatory services especially provision of parking facility as per DCR.
- viii) The Project Proponent has submitted the above requisite information to the Joint Committee on 12/05/2022. As per Hon'ble NGT Order, dated 02/02/2022, and para no.10, the Tribunal has disposed the said matter with operative directions wherein the Slum Rehabilitation Authority in coordination with SEIAA and SPCB, Maharashtra to hold joint meeting for the compliance of the aforesaid Hon'ble NGT Order. Relevant extract of the said Order, dated 02/02/2022 is reproduced below:



:5:

"10 ... Accordingly, we direct the Slum Rehabilitation Authority in coordination with SE/AA and SPCB, Maharashtra to hold joint meeting within one month and take remedial action inter-alia by restraining the PP from any further alienation till EC condition is complied with or till the joint Committee finds compliance..."

As per the directions of Hon'ble NGT, the Slum Rehabilitation Authority had scheduled the joint meeting on 15/3/2022 and submitted reply in this respect vide letter dated 28/4/2022. The Project Proponent has submitted a registered undertaking, time-bound program & approved amended plan for provision of 502 parking spaces and same is confirmed by Slum Rehabilitation Authority. (Annexure-VI)

The parking plan is as below-

Tower No.	Comprising parking levels	Height of tower (m)	Nos. of car parking	Schedule of completion
1	G +30	70	240	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
2	G +15	38.30	90	Before occupation of the rehab building nos.15 or 16 or within three years whichever is earlier
3	G +22 (pt)	52.20	172	Before occupation of the rehab tenement building in the amalgamated plot or within two years whichever is earlier.



:6:

3. Conclusion


The Project Proponent has obtained Environment Clearance vide 2009, 2012, 2016 and observed that the total plot area and built-up area has been revised from time to time by obtaining amendments on the Environment Clearance. It was observed during the Joint Committee inspection on 22/10/2021 that the Project Proponent has not yet provided 502 nos. of parking for the rehab buildings required as per the conditions under the Environment Clearance, and as per the reply submitted by the Project Proponent to MPCB, dated 10/01/2021. Therefore, the Project Proponent has not complied w.r.t. Environment Clearance conditions especially provision of 502 nos. of parking for the rehab building.


4. Recommendation


As per the Environment Clearance condition and as per the reply submitted by the project proponent through Slum Rehabilitation Authority (SRA) to MPCB vide letter dated 25/05/2022, the Project Proponent has confirmed on affidavit and submitted the approved amended plan for the provision of 502 nos. of parking facility to the rehab buildings (Annexure VI). The same can be accepted as proposed.

The Project Proponent shall strictly follow, the submitted approved amended plan for the provision of 502 parking space as per time bound program. Six monthly compliance report shall be submitted by project proponent to the NGT appointed committee and SRA


The SRA, which is the planning authority shall ensure necessary regular follow-up in this respect for completion of 502 numbers of parking spaces as per approved amended plan & time bound program submitted by Project Proponent.


(S.R. Bhosale)
RO-Mumbai, MPCB


(Pankaj Joshi)
Member SEIAA, Maharashtra


(Satish Lokhande)
Chief Executive Officer
Slum Rehabilitation Authority

TRUE COPY


Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.





Slum Rehabilitation Authority

No.: SRA/Eng/Desk-//10564/GS

Date: 29 JUN 2022

To,

✓ **Developer:-**

M/s. Skylark Buildcon Pvt. Ltd.
And Vrunda Enterprises, (Jointly),
54-B, 402, Sagar Avenue, 5th Floor,
Jn. Of S. V. Road & Lallubhai Park Road,
Andheri (W), Mumbai- 400 058.

Architect:-

Shri. Sanjay Neve
M/s Sanjay Neve & Associates,
302, Omkareshwar, Behind Kandarpada Talav,
Link Road, Dahisar (W), Mumbai - 400 068.

**Re: BEFORE THE NATIONAL GREEN TRIBUNAL
PUNE BENCH**

(By Video Conferencing)

Org. Application No. 05/2021(WZ)

(With report dated 08.11.2021)

Santosh Patil & Anr. (Mumbai-Maharashtra)

Applicant(s)

Versus

Member Secretary State Level Environment
Impact Assessment Authority & Ors.

Respondent(s)

Scheme : Plot bearing F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt), 911 and 912 of Lower Parel Division and Clubbed Scheme of Gomata Nagar CHS Ltd on plot bearing C.S. No. 438 & 1/268 Lower Parel Division and Nehru Nagar CHS on part C.S. no. 26 (pt), 437(pt) of Lower Parel Division, G South Ward For Sai Sunder Nagar SRA CHS.

Ref : SRA/ED/OW/2022/10564/GS dtd. 23/03/2022.

With reference to above subject, letter u/no. MPCB/ROM/TB-1368 dtd. 03/06/2022 through mail dtd 03/06/2022 from Regional Officer, MPCB and report of RO-Mumbai, MPCB and member SEIAA, Maharashtra through mail dtd. 09/06/2022.

Anant Kanekar Marg , Bandra (East), Mumbai 400 051.

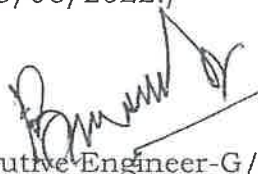


65

577

The letter issued to you u/no. SRA/ED/OW/2022/10564/GS
dtd. 23/03/2022 is withdrawn by this office.

(As per approval of Hon'ble CEO (SRA) dtd. 28/06/2022.)


Executive Engineer-G/S
Slum Rehabilitation Authority

29/06

TRUE COPY



Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.



13.03.2024

o/c

Skylark

Buildcon Pvt. Ltd.

CIN : U45202MH2010PTC206501

To,
The Executive Engineer
 Storm Water Drain (Construction City)
 BMC Worli Engineering Hub
 Dr. E Moses Road
Mumbai

Sub : Extension of Work Order for construction of box drain nalla and CC Road on proposed D.P. Road passing through Plot bearing C.S.No. 286 (pt.) of Lower Parel Divn., F.P.No.1075, 1076, 1077,1078, 1079 and 1080 of TPS – III, Mahim.

Ref. : 1) SCR No. 74 dtd. 18.04.2007.
 2) Revised SCR No. 2501 dtd.07.03.2022
 3) Revised Time Period up to 31.03.2024
 4) Your Revised Work Order U/N Dy. Ch.E/155/SWD/City dtd.12.04.2022.

Dear Sir,

With reference to the above work order issued by your department we had started the work of construction of nalla from the double barrel by pilling on both the sides as per the design approved by BMC's Nalla Department (Planning Cell) under your supervision.

The work of nalla construction was completely stopped in May 2022 to facilitate the construction of Sewri-Worli Elevated Corridor being constructed by MMRDA through there contractor M/s. J. Kumar for which no work was being carried out on site by us.

As per the meeting held in the office of Chief Eng. MMRDA, it was decided to hand over the site for the construction of nalla in the month of October 2023. However the same was handed over to us till the month of January 2024. Due to which we have lost 19 months in the construction of nalla for which we are not responsible. The same was informed to your department and MMRDA.

Looking into the above facts you are requested to revise your work order time line from 31.03.2024 as per your work order U/N Dy. Ch.E/155/SWD/City dtd.12.04.2022 for the period of 2 years ending 31.03.2026.

Thanking you,

For M/s Skylark Buildcon Pvt Ltd.
 Authorized Signatory

Sahana
 Group of Companies

Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058, India.
 Toll free no : +91 22 6675 3911/6684 2500, Fax.: 022 6704 9796 / 6675 3914,
 Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com

TRUE COPY

J.P.
 Partner

Wadia Ghandy & Co.
 Advocates, Solicitors & Notaries
 N. M. Wadia Building,
 123, Mahatma Gandhi Road,
 Fort, Mumbai - 400 023.




Skylark

Buildcon Pvt. Ltd.

CIN : U45202MH2010PTC206561

To,
The Chief Engineer,
MMRDA
BKC Office
Mumbai

अभियंत्रिका विभाग

मु.म.प.वि. ना. 
दिनांक :- 09/02/24Date: 9th February 2024

Sub: Shifting of precast beams (2 nos) by J Kumar which are obstructing the construction of box drain nalla and CC Road on proposed DP Road passing through Plot bearing C.S.No.286 (pt.) of Lower Parel Divn., F.P.No.1075, 1076,1077,1078, 1079 & 1080 of TPS - III, Mahim.

Respected Sir,

This is in reference to the ongoing nalla construction work at the proposed 22.8 mtr. wide DP Road where Sewri-Worli Elevated Connector is passing and contractor for MMRDA, M/s. J. Kumar is executing the work.

We further inform you that there are 2 precast beams lying near triple barrel which are obstructing the piling work required for construction of box drain nalla. We are planning to start piling on 15th of February 2024

Kindly instruct M/s.J.Kumar to shift the said beams immediately so that we can execute our piling work on time in order to complete our work before the monsoon of 2024.

Your early action in the matter will be highly appreciated.

Thanking you in anticipation.

For M/s Skylark Buildcon Pvt Ltd.


Authorized Signatory

Encl: Photographs of Site

CC : 1) The Executive Engineer, Nalla Construction



TRUE COPY


Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.

Brihanmumbai Municipal Corporation

No. Dy. Ch. E. / SWD/ 3339 / City dated / 2 APR 2024

Office of the:
Dy.Ch.Eng. (Storm Water Drains) City
Engineering Hub Building
Dr. E. Moses Road, Worli Naka,
Worli, Mumbai- 400 018

To,
Engineer Incharge,
(SWEC)
MMRDA,
BKC, Bandra (E),
Mumbai-400 051.

Name of Project: - Construction of 22.8 m wide DP Road & training of Textile Mill Nalla from Dr. A. B. Road upto 830 mt upstream side of Dr. A. B. Road in G/South Ward, Worli, Mumbai.

Subject: - Shifting of precast beams (2nos.) lying at Pier no. 90 of SWEC project.

- Ref :- 1) Letter received from M/Skylark Buildcon Pvt Ltd dt 09.02.2024.
2) Your letter MMRDA/ED/SWEC/BMC/376/2023 dt 13/02/2024
3) Dy.Ch.E/SWD/2434/City dt 09/11/2023.
4) Your letter MMRDA/ED/SWEC/BMC/262/2023 dt 13/10/2023
5) Dy.Ch.E/SWD/3960/City dt 08/02/2023.

Sir,

With reference to letter referred at ref no. 1, it is to inform that, BMC appointed contractor has started the work of construction of box drain. Also, the work of remaining shore piles near double barrel arch drain is completed and requested to inform MMRDA's contractors i.e. M/s J Kumar to shift the precast beam immediately.

During joint site visit on 01/02/2024, MMRDA's contractors had promised to install the said beams on pier no. P90 prior 10.02.2024. Also, during site visit carried on 04.03.2024 MMRDA's contractor had once again assured that they will lift the girders before 15th of March 2024. However, both the girders are still lying at the site.

Therefore, you are once again requested to direct the concerned to remove the said precast girders lying at Pier no. 90 of SWEC project.

sd
E.E. (SWD)City Z-II

TRUE COPY

W
Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.



581
EXHIBIT - M

69
Skylark
Buildcon Pvt. Ltd.

5th November, 2024

To,

The Chief Executive Officer,
Slum Rehabilitation Authority,
Administrative Building,
Bandra (East), Mumbai - 400051.

आज प्राप्त झाले
08 NOV 2024
ओपडडी पुनर्वसन प्राधिकरण,
प्रशासकीय इमारत, वांद्रे (पूर्व), मुंबई - ५१

CIN : U45202MH2010PTC206561

Sub: Plot bearing F. P. No. 1076, 1077, 1078 of TPS - IV of Mahim Division,
Part of CS No. 286 & CS No. 912, 911 & 2A/911 of Lower Parel
Division in G/S Ward for Sai Sundar Nagar SRA CHS.

Ref: 1) Your Letter No. SRA/ENG/Desk/OW49453/GS dated 10.09.2024
2) Our Letter dated 02.07.2024

Sir,

With reference to captioned subject of completion of Parking Towers, we are in receipt of your above referred letter. In this matter our clarification/remarks are as follows:

In this matter as conveyed to your goodselves vide our various correspondences from time to time, and lastly as per our Letter dated 02.07.2024, which is self-explanatory for delay in compliance of bar-chart submitted by us.

We had started the construction for training of the Nalla in December 2021, but in May 2022 the site was taken over by MMRDA for construction of the SWEC. It was informed to us that the piling work for the Sewree Worli Elevated Corridor (SWEC) would be completed expeditiously and immediately after that the site would be handed over to us and we could start the construction work for training of the Nalla. Accordingly, we had committed construction schedule for the Parking Towers and Bar Chart for the same was submitted.

However, subsequently it was informed to us by MMRDA that the starting of box culvert work for the Nalla would result in excavation of the Main approach road in this stretch due to which the SWEC piling and pile cap work could be adversely affected.

Under the above pretext, the site was not handed over back to us by MMRDA, which has been brought to your notice from time to time and mentioned in the Progress Reports submitted to your good-offices. After a stoppage of 19 months, only in January 2024 the site was handed over to us for construction of the nalla.



Sahana
Group of Companies

Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058, India.
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 022 6704 9796 / 6675 3914,
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com

Page 1 of 2

This was intimated to Ex. Eng. SWD (Construction City) for the extension of completing the construction of Box Drain Nalla. (Copy of the letter attached for ready reference).

Though the site was formally handed over in January 2024 but Some 2 beam girders were left uninstalled by the MMRDA contractor near the triple barrel nalla, which has been an obstruction in the piling work.

We had written a letter dated 09.02.2024 to MMRDA and SWD regarding shifting of these 2 beams lying near triple barrel nalla (Copy of Letter attached). The site was inspected by BMC and vide letter dated 02-04-2024 u/no. Dy.Ch.E/SWD/3339 (Copy of the letter attached for ready reference) it has been confirmed that during site visit on 01-02-2024 MCGM directed the MMRDA & their Contractors to shift the beams. It was promised by MMRDA's Contractor to shift and install the said beams on Pier No. P90 prior to 10-02-2024 but it was not shifted. Again, during Site Visit carried on 04-03-2024 MMRDA Contractor again assured that they will lift the girders before 15-03-2024.

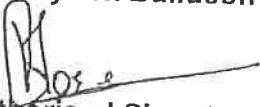
We state that despite so many hardships we have successfully completed major portion of Nalla construction. (Photographs of the Constructed Nalla and ongoing construction are attached). It is expected that the diversion/construction of the Nalla will be completed by March 2025 and immediately after that we shall start the construction of the Parking Spaces. It is expected that construction of the Parking Spaces, shall be completed within 3 years from that i.e. by March 2028 for which the detailed Bar-Chart is enclosed for your ready reference.

In view of above, it is requested to kindly approve the revised schedule for completing the construction of the required Parking Spaces for Rehab Component of the Scheme.

Request your goodselves to Kindly approve the same & oblige.

Thanking you,

Yours faithfully,
For Skylark Buildcon Pvt. Ltd.


Authorised Signatory

Encl. As above

TRUE COPY


Partner
Wadia Ghandy & Co.
Advocates, Solicitors & Notaries
N. M. Wadia Building,
123, Mahatma Gandhi Road,
Fort, Mumbai - 400 023.


Sahana
Group of Companies

Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhal Park Road, Andheri (W), Mumbai - 400 058, India.
Toll free no : +91 22 6675 3911/6684 2500, Fax.: 6675 3914
Email : enquiry@sahanagroup.com, Website : www.sahanagroup.com

Page 2 of 2

583

EXHIBIT - 'N'

71

ISSUED
SIGN: [Signature]

SLUM REHABILITATION AUTHORITY BRIHANMUMBAI.

No.: SRA/ED/OW/61704/GS
Date:

22 NOV 2024

To,
**1. State Level Environment
 Impact Assessment Authority**
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai - 400032.

2. Sub-regional Officer, Mumbai-I
 Maharashtra Pollution Control Board (MPCB)
 Kalpataru Point, 3rd 4th floor,
 Sion-Matunga Scheme Road No.8,
 Opp. Cine Planet Cinema,
 Near Sion Circle, Sion(E).

Sub : Provision of Parking by M/s. Skylark Buildcon Pvt. Ltd, S.R. Scheme of "Shree Sai Sunder Nagar CHS ltd & other on plot bearing F.P. No. 1076, 1077 & 1078 of TPS-IV of Mahim Division, C.S. No. 286(pt), 912 of Lower Parel Division and Clubbed Scheme of Gomata Nagar CHS Ltd on plot bearing C.S. No. 438 & 1/268 of Lower Parel Division and Nehru Nagar CHS ltd on C.S. no 268 (pt), 268(pt), 437 (pt) of Lower Parel Division and with amalgamation of proposed S.R. Scheme of Balkrishna Gawade SRA CHS Ltd on plot bearing C.S. no 912 & 268(pt) with proposed S.R. Scheme of Mumbadevi Prabhadevi CHS (prop.) & 7 others on plot bearing C.S. No 911 (pt) & 2A/911 of Lower Parel Division in G/S ward.

Ref : 1. Orders of the Hon'ble National Green Tribunal dated 02/02/2022 in Original Application No. 5/2021 (WZ).
 2. This office Letter under No. SRA/ED/OW/10420/2022 dated 23/03/2022.
 3. Letter from M.P.C.B. department issued under No. MPCB/ROM/TB - 935 dated 29/03/2022.
 4. This office Letter under No. SRA/ED/OW/1587/GS dated 21/03/2024.

Sir,

In this regard, this office has forwarded the earlier letter u/no. No. SRA/ED/OW/1587/GS dated 21/03/2024 in connection of 502 parking spaces in S.R Scheme known as Shree Sai Sunder Nagar CHS ltd, at above mentioned addressed.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel: 022-26565800/26590405/1879; Fax : 91-22-26590457; Website : www.sra.gov.in; E-mail : info@sra.gov.in



The developer of the said Scheme has now submitted the representation to this office requesting to extend the time period for construction of parking space due to hardship faced by him. The said representation is considered by Hon'ble CEO (SRA) and the revised time schedule for construction of said parkings proposed is as under.

Tower No.	Comprising Parking Levels	Height of Tower	Nos. of Car Parking	The Revised Schedule of completion
1	Gr + 30	70 mts.	240	To be completed by October 2027.
2	Gr + 15	38.30 mts.	90	To be completed by November 2026.
3	Gr + 22(pt)	52.20 mts.	172	To be completed by January 2028.

The same is forwarded for your information and records.

Yours faithfully,

21/11/2024

Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai.

[Signature]
C.C. to, SE(SRM)
PA to Hon'ble CEO (SRA).
Submitted for information.

[Signature]
21/11/24

o/c

Developer:-

M/s. Skylark Buildcon Pvt. Ltd.
And Vrunda Enterprises, (Jointly),
54-B, 402, Sagar Avenue, 5th Floor,
Jn. Of S. V. Road & Lallubhai Park Road,
Andheri (W), Mumbai- 400 058.

Architect:-

Shri. Sanjay Neve
M/s Weymore + Consultant Pvt. Ltd.
302, Omkareshwar, Behind Kandarpada Talav,
Link Road, Dahisar (W), Mumbai - 400 068.

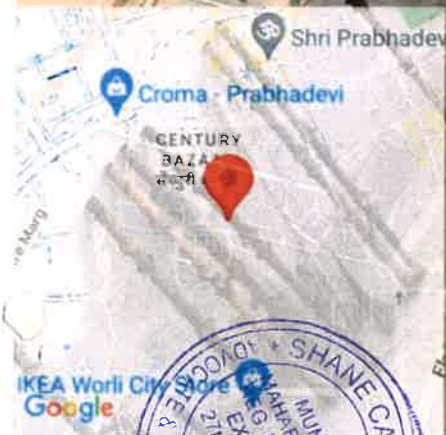
2 copy received

[Signature]





Friday, January 10, 2025 9:43:03 AM
 59° NE
 Prabhadevi
 Mumbai
 Konkan Division
 Maharashtra
 Altitude: 265.5m
 Speed: 20.5km/h
 Index number: 1228



Partner
 Wadia Ghandy & Co.
 Advocates, Solicitors & Notaries
 N. M. Wadia Building,
 123, Mahatma Gandhi Road,
 Fort, Mumbai - 400 023.

BEFORE THE NATIONAL GREEN TRIBUNAL
SITTING AT PUNE
EXECUTION APPLICATION NO. 2 OF 2023
IN
ORIGINAL APPLICATION NO. 05 OF 2021
(West Zone)

Santosh Patil & Anr. ... Applicants

Vs.

Member-Secretary, State Level
Environment Impact & Ors. ... Respondents

ADDITIONAL AFFIDAVIT OF
RESPONDENT NO. 4

Dated the 11th day of January, 2025

11 JAN 2025



M/S. WADIA GHANDY & CO.
Advocates for Respondent No.4
N.M. Wadia Building
123, M.G. Road, Fort
Mumbai 400 001