

BEFORE THE NATIONAL GREEN TRIBUNAL

(WESTERN ZONE) BENCH, PUNE

EXECUTION APPLICATION NO. 02 OF 2023 (WZ)

IN

ORIGINAL APPLICATION NO.05 OF 2021 (WZ)

Santosh Patil ...Applicant

Versus

Member Secretary & Ors ...Respondents

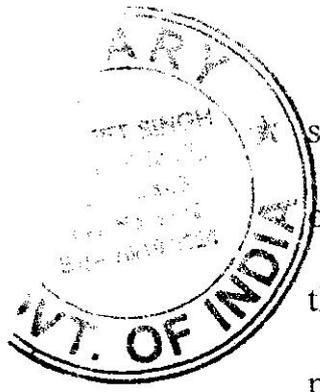
1. I, Gangadhar B. Gagare, adult, Indian Inhabitant, resident of Mumbai, working as Executive Engineer , for & on behalf of the Respondent No.2 (SRA) , having office at Administrative Building, Anant Kanetkar Marg, Bandra (E), Mumbai-400051, do hereby state on solemn affirmation as under:
2. I say that I have perused the copy of the Execution Application filed by the Applicant and in reply thereto I have to state as under:
3. I say that this Respondent filed a Misc. Application No.2 of 2022 seeking extension of time to hold the joint meeting with respondent Nos. 1 & 3 by two weeks, which was directed to be held within four weeks by this Hon'ble Tribunal vide an order dated 02.02.2022. This



Hon'ble Tribunal vide an order dated 15.03.2022, was pleased to allow the said Application and granted extension to hold the said meeting. I crave leave to refer to and rely upon the said Order dated 15.03.2022 as and when produced.

4. I say that in pursuance of the order dated 02.02.2022 read with the order dated 15.03.2022, a joint meeting was held on 15.03.2022, when project proponent was asked as to how and when they will comply with issue of parking to Rahab Building in compliance to EC conditions and was directed to submit action plan. I say that in pursuance of direction given in the meeting the Project proponent submitted representation whereby the action plan was elaborately given. The PP has agreed to provide 502 number of parking for rehab and redevelopment buildings in the three parking towers to be constructed at the location within the project boundary as per the plan submitted with it. The copies thereof were also forwarded to the office of MPCB, CPCB as well as SEIAA.

5. I say that this Respondent being the planning Authority duly sanctioned the plans for three car parking towers 1, 2 and 3 for use of rehab and redevelopment occupant exclusively. The PP has given a registered undertaking. The Developer (PP) was also directed to



strictly comply and complete in a time bound manner the construction of the three parking towers. The estimated cost for construction of said three parking towers as per detailed construction area adm. 40 sq.mt per parking as per Regulation 44 (6) note (ii) of DCPR-2034, rate of cost of constructions and sale residential rates as per ASR 2022-2023 was worked out as Sixty Crores Seventy –Four lakh Twenty Thousand Rupees Only, and hence the PP was restrained from dealing with 2 flats no. 3401 and 3601 of Tower A of the said sale building in the S. R Scheme. Till the said three parking towers are constructed by PP the SRA shall have lien on the said two flats. The lien will be lifted on completion of the three parking towers. I say that the said action plan submitted by the PP is also duly accepted and approved by MPCB vide there letter dated 3rd June 2022. The PP was asked to strictly follow the time bound construction of said parking towers and to submit six monthly compliance report to the committee duly appointed by NGT.

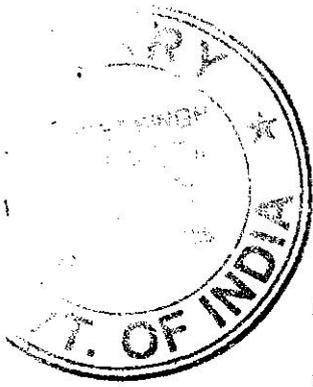
Hereto annexed and marked **EXHIBIT "A" AND "B"** is the copy of said undertaking dated 28th June 2022 of the PP and approval letter dated 3rd June 2022 of MPCB.

6. I say that the Project Proponent vide its registered undertaking dated 28.06.2022, has submitted the action plan, which was duly circulated



to the SEIAA, SPCB and CPCB. I say that the PP has given a schedule of completion for two parking towers, comprising of 330 car parking spaces, which shall be constructed before occupation of the Rehab building Nos. 15 & 16 or within 3 years, whichever is earlier. The third parking tower comprising of 172 car parking spaces shall be constructed by the PP before occupation of the Rehab tenement building in the amalgamated plots or within two years whichever is earlier. The Joint Committee has duly accepted the said action Plan of the PP and has directed the PP to strictly comply with the said conditions for the provision of 502 car parking spaces for the rehab buildings. The Committee further directed the PP to submit six monthly compliance reports to the Committee, the Committee has also directed the present Respondent to ensure necessary regular follow up, in respect of the compliance with respect to the 502 nos. of car parking spaces as per the approved amended plan in a time bound manner.

7. I say that the PP had obtained EC dated 6th March 2012 in respect of the project which is the subject matter of this Application and in the said EC there was no condition laid down by Respondent No.1 about providing parking's to the Rehab Buildings. I say that PP thereafter have obtained EC dated 28th January 2016 wherein for the first time the



condition was laid by Respondent No.1 to provide 500 numbers of parking for Rehab Buildings. I say that earlier PP has proposed 14 numbers of Rehab Buildings at the time of obtaining EC dated 6th March 2012 and subsequently the PP has proposed 25 number of Rehab Buildings. The EC was obtained on 28th January 2016, when six Rehab buildings were completed with the OC and were thus handed over to the eligible Slum Dwellers much before obtaining the EC dated 28th January 2016. Hereto annexed **EXHIBIT : "C "** and **" D "** are the copies of EC dated 6th March 2012 and 28th January 2016.

8. I respectfully say and submit that the order dated 02.02.2022 has been complied with and hence the present Execution Application filed by the Applicant is not maintainable and deserves to be closed.

Solemnly affirmed at Mumbai)

Dated, this 18th day of April, 2023)


Deponent

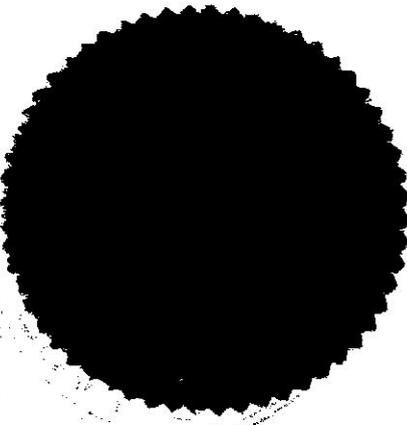
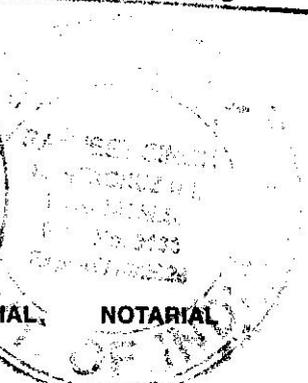
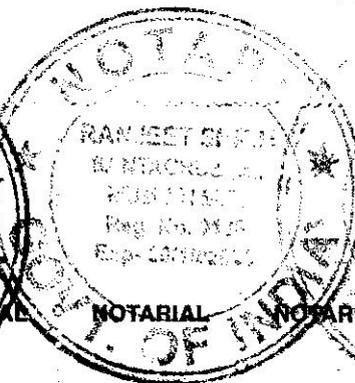
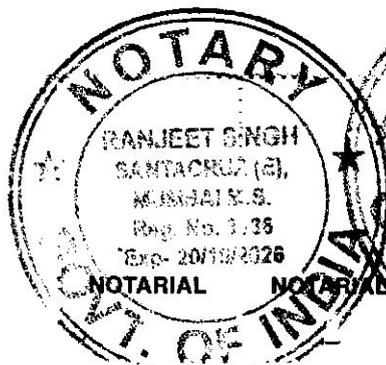
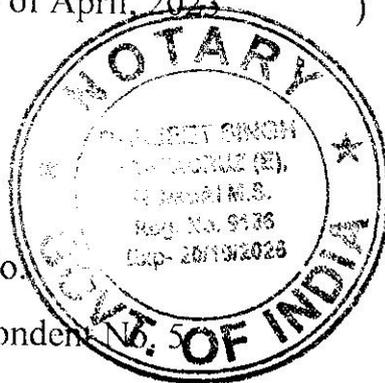
BEFORE ME



RANJEET SINGH
M.Sc LL.B

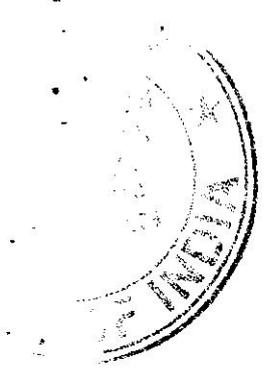
Before **NOTARY**
MAHARASHTRA
GOVT OF INDIA
RANJEET SINGH (Notary Govt. of India)
Register No. 2188
Date: 18 APR 2023

M/s. Utangale & Co.
Advocates for Respondent No. 5



193

Ex-11



450/11729
Tuesday, June 28, 2022
3:10 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 12619 दिनांक: 28/06/2022

देवताचा नोंदणी परत
देवताचा अनुक्रमांक: बबई3 -11729-2022
देवताचा प्रकार: प्रतिज्ञापत्र

गार करणाऱ्याचे नाव: भेनर्स स्वतःकारक विल्डकॉन प्रा लि चे ओथोरिजिज मिनेटरी दिनेश एम नार्डक

नोंदणी फी ₹. 1000.00
दस्त हाताळणी फी ₹. 480.00
पृष्ठांची संख्या: 24

एकूण: ₹. 1480.00

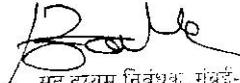
आपणाय मूळ दस्त, अंवेनेन प्रिंट, मुंबई-२ अंदाजे
3:24 PM द्या केंद्रात मिळाले.

वापार मूल्य: ₹. 1/-

सोवयना ₹. 0/-

अन्ये मुद्रांक शुल्क: ₹. 500/-

DELIVERED


सह दुय्यम निबंधक,
मुंबई शहर क्र.- ३

1) देवताचा प्रकार: DHC रकम: ₹. 480/-

नोंदणी/प्रतिज्ञापत्र/प्री ऑर्डर क्रमांक: 2806202202444 दिनांक: 28/06/2022

वैधतेचे नाव व पत्ता:

2) देवताचा प्रकार: eChallan रकम: ₹. 1000/-

नोंदणी/प्रतिज्ञापत्र/प्री ऑर्डर क्रमांक: MH004089993202223P दिनांक: 28/06/2022

वैधतेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यान वधयित :-

1) Fee Adjustment - Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN: 2806202202444 Receipt Date: 28/06/2022

Received from DHC, Mobile number 8828346561, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered on Document No. 11119 dated 28/06/2022 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.

DEFACED

₹ 480

DEFACED

Payment Details

Bank Name: SBIN Payment Date: 28/06/2022

Bank CIN: 10004152022062802275 REF No.: 217978975728

Deface No: 2806202202444D Deface Date: 28/06/2022

This is computer generated receipt, hence no signature is required.



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CHALLAN **196**
MTR Form Number-6



GRN	MH004089993202223P	BARCODE	Date 28/06/2022-10:59:08		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)			
	Registration Fee		PAN No.(If Applicable)			
Office Name	BBE3 REGISTRA MUMBAI CITY 3		Full Name	Skylark Buildcon Pvt Ltd		
Location	MUMBAI		Flat/Block No.	C.S. No.286(pt) and 912 of Lower Parel Division		
Year	2022-2023 One Time		Amount In Rs.	Premises/Bulding		
Account Head Details				Road/Street		
0030045501	Stamp Duty	500.00		plot No.1076, 1077		
0030063301	Registration Fee	1000.00		Area/Locality		
				MAHIM		
				Town/City/District		
				PIN		
				4	0	0
				0	0	1
				6		
			Remarks (If Any)			
			SecondPartyName=SRA-			
			Amount In	One Thousand Five Hundred Rupees Only		
Total		1,500.00	Words			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502022062800592	6692033230138
Cheque/DD No.			Bank Date	RBI Date	28/06/2022,10:59:34	Not Verified with RBI
Name of Bank			Bank-Branch	STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		



Department ID : Mobile No. : 8828346561
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

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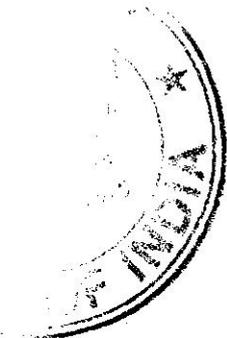
GRN	MH004089993202223P	BARCODE	[Barcode]		Date	28/06/2022-10:59:08	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
Office Name	BBE, JT SUB REGISTRA MUMBAI CITY 3			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	Skylark Buildcon Pvt Ltd			
Year	2022-2023 One Time			Flat/Block No.	C.S. No.288(pt) and 912 of Lower Parel Division			
Account Head Details		Amount In Rs.		Premises/Building				
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0030063301 Registration Fee		1000.00		Area/Locality	MAHIM			
				Town/City/District				
				PIN	4 0 0 0 1 6			
				Remarks (If Any)	SecondPartyName=SRA-			
				Amount In Words	One Thousand Five Hundred Rupees Only			
Total				1,500.00				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502022062800592 6692033230138		
Cheque/DD Details				Bank Date	RBI Date	28/06/2022-10:59:34 Not Verified with RBI		
Cheque/DD No.				Name of Bank				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID : Mobile No. : 8828346561
 NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी कर घेण्याकरिता केवळ उपरोक्त कार्यालय नोंदणी कार्याच्या दस्त्यासाठी लागू आहे. नोंदणी व कार्याच्या दस्त्यासाठी सदर चाली लागू.

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9902e	3	28
Userid	Defacement	Amount
IGR184	2022	500.00
IGR184		1000.00
Total Defacement Amount		1,500.00

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement	Amount
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Total Defacement Amount						1,500.00



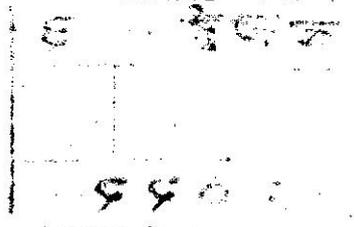
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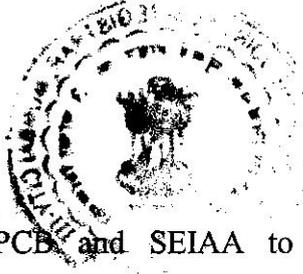
REGISTERED UNDERTAKING

I, Dinesh D. Naik, age ____ major, occupation Development and Business, resident of Mumbai, do hereby state and undertake on solemn affirmation asunder.

1. I say that I am authorized by the board of Directors of M/s. Skylark Buildcon Pvt. Ltd. to execute the present Affidavit cum undertaking.
2. I say that our Company is executing the Slum Rehabilitation Project on land C.S. No.286(pt) and 912 of Lower Parel Division and final plot No.1076, 1077 & 1078 of Mahim Division for Shree Sai Sundar Nagar SRA CHS amalgamated with Balkrishn Gawde SRA CHS. The said scheme is clubbed with schemes Gomata Nagar CHS Ltd. and Nehru Nagar CHS etc.
3. I say that in respect of said scheme we have obtained Environment Clearance dated 28.01.2016 we have proposed to construct 502 numbers of parking spaces for rehab component in respect of said S. R. Scheme. An application No. 05 of 2021 (WZ) was filed by one Santosh Patil and Anr. before the Hon'ble National Green Tribunal. The Hon'ble NGT had constituted a Joint Committee dated 18.11.2021 comprising of

[Signature]

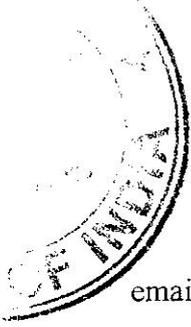




State PCB and SEIAA to ascertain the state of compliance of EC condition.

4. I say that the Joint Committee has filed report dated 18.11.2021 stating that the parking spaces for rehab component are not provided as per EC condition. So the Hon'ble NGT has directed the SRA to hold joint meeting in coordination with SEIAA, SPCB and to take remedial action by restraining the Developer (project proponent) from any further alienation till EC condition is complied with or Joint Committee file completion.
5. I say that accordingly a joint meeting was held by Hon'ble CEO/SRA on 15.03.2022 in coordination with SEIAA and SPCB through Mr. Yadav, Sub-regional officer of MPCB was present in said meeting. The Hon'ble CEO after hearing the project proponent and after discussion about the issue gave directions to us to submit action plan as per DC Regulation and EC dated 28.01.2016.
Accordingly, action plan is submitted by us on 21.03.2022.
6. I say that the action plan submitted by us was forwarded to all the members of joint committee i.e. SEIAA, SPCB & CPCB through email as well as the action plan was shared through

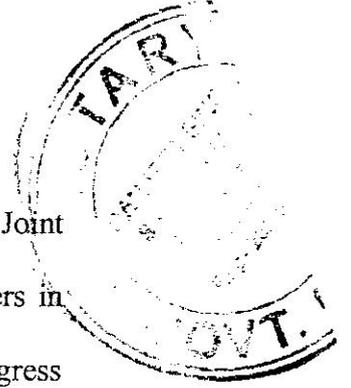
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email along with the remarks of SRA and relevant correspondence.

7. I say that in our action plan we have proposed to construct 3 parking towers for total 502 parking spaces. We have also given schedule of completion of 2 parking towers comprising of 330 Car parkings which shall be constructed before occupation of rehab building no. 15 & 16 or within 3 year whichever is earlier. The 3 parking towers comprising of 172 parkings will be constructed before occupation of the rehab component building in the amalgamated tower plot or within 2 years whichever is earlier.
8. I say that the joint Committee has accepted our action plan and in report forwarded through email dated 09.06.2022 by MPCB. The joint Committee has given directions to us to strictly follow the submitted approved amended plan for the provision of 502 parkings spaces as per time bound program. Further the joint committee has directed to submit this monthly compliance report to the joint Committee and SRA. The directions are also given to SRA to ensure necessary regular follow up in respect of completion of 502 numbers of parking spaces as per approved amended plan and time bound program.

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that we will fully abide by the said directions of Joint Committee and complete the construction of parking towers in time bound manner. We will also submit the monthly progress report to joint Committee as well as SRA.

10. I say that towards security of performance of aforesaid directions we create the lien of SRA in respect of 1771 sq. mtrs. unencumbered sale built up area in sale building along with the present Affidavit cum undertaking. I am enclosing a floor plan wherein the portion on which the SRA shall have lien is hatched/red colour.
11. I say that till the due completion of construction of 3 parking towers, we will not sell, alienate or create 3rd party interest in said lien portion.
12. I say that in the event of our failure to construct 3 parking towers the SRA without notice or consultation shall be entitled to sell the said lien portion and to construct the 3 parking towers from sale proceeds.
13. I say that we will abide by the orders of any Court, Authority or Tribunal that may be passed in future in respect of subject S. R.

Scheme.

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14. I say that we will Indemnify and keep indemnified the SRA and its officers against any kind of loss, damage, or any injury caused to due to grant or further permission to subject S. R. Scheme.

I say that whatsoever is stated herein above is true and correct to the best of my knowledge and belief, hence this undertaking.

Solemnly affirmed at Mumbai)

Dated this 28th day of June, 2022)



Dinesh D. Naik



Dinesh D. Naik

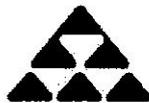
Authorised Signatory,
M/s. Skylark Buildcon Pvt. Ltd

Date - 28/6/2022
Place: Mumbai

1) *Open*

2) *Sh.*

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SLUM REHABILITATION AUTHORITY

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

(Proposal No. G-S/MCGM/0019/19980615)

Date: 27 OCT 2020

To,

Architect : Shri. S Neve

M/s Sanjay Neve & Associates
302, Oomkareshwar, Linking Road,
Behind Kandarpada Talav,
Dahisar (West), Mumbai - 400 068.

Developer : M/s. Skylark Buildcon Pvt. Ltd.

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

Society : Shree Sai Sunder Nagar CHS Ltd.

Clubbed with Gomata Nagar CHS Ltd. & Nehru Nagar CHS Ltd.

Subject : Grant of **Revised LOI** for Proposed S. R. Scheme of Sai Sunder Nagar CHS Ltd. & Others 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 & 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 Gawade CHS Ltd. on plot bearing C. S. No. 912 & C. S. No. 286 (pt.) with proposed S. R. Scheme of Mubadeveli Prabhadevi CHS (Prop.) & 7 others on plot bearing C. S. No. 911 & 2A/911 of Lower Parel Division, in G/S Ward.

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

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue this **Revised Letter of Intent (LOI)**, as per the provisions of Regulation 9(6)(b) of DCPR 2034 for partial conversion of Scheme, subject to the following conditions:

A. **Clubbing and Amalgamation in the scheme:**

Clubbing:

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

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 209 Rehab tenements (i.e.8571.51 Sq.Mts. rehab component) from Shree Sai Sundar CHS Ltd. to Gomata Nagar CHS Ltd. And by exchanging sale BUA admeasuring 6208.54 sq.mt. from Gomata Nagar CHS Ltd. to Shree Sai Sundar Nagar CHS Ltd.

d) By shifting 29 Rehab tenements (i.e. 936.41 Sq.Mts. rehab component) from Shree Sai Sundar CHS Ltd. to Nehru Nagar CHS Ltd. And by exchanging sale BUA admeasuring 1356.18 sq.mt. from Nehru Nagar CHS Ltd. to Shree Sai Sundar Nagar CHS Ltd.

• **Amalgamation:**

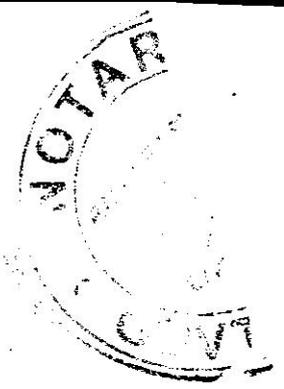
- S.R. scheme of Balkrishna Gawade CHS Ltd. situated on plot bearing C.S. no.912 & C.S. no.286 (pt) and
- S.R. scheme of Mumbadevi Prabhadevi CHS (prop.) situated on plot of C.S. no.911(pt.) & C.S. no.2A/911 of Lower Parel Division.
- Vighnaharta SRA CHS (Prop.) situated on plot of C.S. no. 286 (pt) of Lower Parel Division.
- Vighnarajendra SRA CHS(Prop.) situated on plot of C.S. no.286 (pt) of Lower Parel Division.
- Omkar SRA CHS(Prop.) situated on plot of C.S. no.286 (pt) of Lower Parel Division.
- Shri. Ganesh SRA CHS(Prop.) situated on plot of C.S. no.286 (pt) of Lower Parel Division.
- Kamgar Nagar 2 CHS (Prop.) situated on plot of C.S. no.286 (pt) of Lower Parel Division.
- Astavinayak SRA CHS.(prop.) situated on plot of F.P.no.1072 (pt) of TPS-IV Mahim Division
- Shiv Samrat SRA CHS(Prop.) situated on plot of C.S. no.286 (pt) of Lower Parel Division.

B. That all the conditions of last LOI dated 03/05/2014 shall be complied and subject to the following additional conditions:

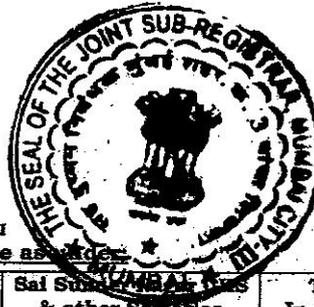
C. Conditions of last LOI dated 15/03/2017 are Edited as follows:

- That the Condition Nos. 22 of the Revised LOI issued on 15/03/2017 is deleted.
- That the other conditions of the Revised LOI issued on 15/03/2017 are continued except for the Condition No. 4, 5, 7, 8, 19, 24, 25 & 27 which are modified as follows:
 - That the built up area for sale and rehabilitation shall be as per following scheme parameters. In the event of change in area of plot, Nos of eligible huts etc. the parameters shall be updated from time to time.

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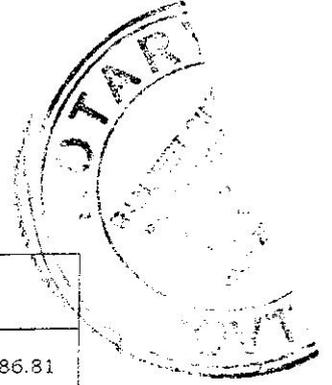
SRA/ENG/219/GS/ML&PL/LOI

The salient features of the scheme are as under.

Sr No	Description	Gomata Nagar CHS		Nehru Nagar CHS	Sai Subhakar & other Societies		Total In Sq.Mts
		In Sq.Mts (as per DCR 1991) As per OC Granted			In Sq.Mts (as per Regulation 9(6)(b) of DCPR 2034		
1.	Plot area considered for Scheme with partial Development as per DCPR 2034	4198.01		825.50	66748.16		71771.67
2.	Deductions for						
	a. D. P. Road & Road Set Back	Nil		Nil	22428.89		22428.89
	b. Pvt. Plot not considered for Scheme	N.A.		10.30	N.A.		10.30
	c. 35% ROS 1.5 (Garden) to be handed over to MCGM	N.A.		N.A.	2964.57		2964.57
	Total Deductions	Nil		10.30	25393.46		25403.76
3.	Net Plot area	4198.01		815.20	41354.70		46367.91
4.	Addition for FSI purpose						
	a. D. P. Road & Road Set Back	Nil		Nil	22428.89		22428.89
	b. ROS 1.5 (Garden)	Nil		Nil	2964.57		2964.57
5.	Total Plot area for FSI purpose	4198.01		815.20	66748.16		71761.37
6.	Plot Area considered as per Permissible FSI & T/D as per earlier LOI	2429.07	1768.94	815.20	964.45	65783.71	71761.37
7.	FSI Permissible as per Earlier LOIs and as per DCPR 2034 for part portion under conversion	2.50	3.00	2.50	3.00	4.00 or sanctioned whichever is more	---
8.	Built up area permissible for the Scheme	6072.68	5306.82	2038.00	2893.35	263134.84 or Sanctioned BUA, whichever is higher	---
9.	Total BUA Permissible	11379.50		2038.00	266028.19		---
10.	Rehab Built up area proposed (after Clubbing of Scheme)	6082.41 + 5297.04 = 11379.45		1347.25 + 690.75 = 2038.00	69981.60 + 42893.00 = 112874.60		126292.05
11.	Rehab Component (Before Clubbing)	8278.05		1808.24	93770.02 + 64552.62 = 158322.64		168408.93
12.	Rehab Component Proposed (after Clubbing)	8278.05 + 8571.51 = 16849.56		1808.24 + 936.41 = 2744.65	(93770.02) + 64552.62 (8571.51+936.41) = 148814.72		168408.93
13.	Sale BUA permissible (Before Clubbing) insitu.	11379.50-6082.41 = 5297.09		2038.00-1347.25 = 690.75	158322.64 + 8571.51 + 936.41 = 167830.56		173818.40
14.	Sale BUA permissible (After Clubbing)	16849.56 - 8571.51		2744.65 - 936.41	167830.56 x 1.05 = 176222.09		183786.81

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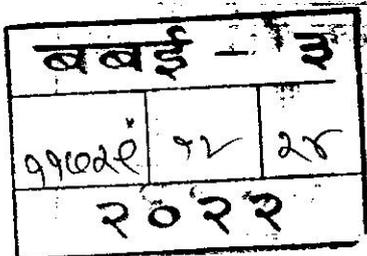


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		$=8278.05 \times 0.75$ $= 6208.54$	$.1808.24$ $\times 0.75$ $=1356.18$		
15.	Sale BUA (Balance) Consider due to Clubbing			$176222.09 + 6208.54$ $+ 1356.18$ $=183786.81$	183786.81
16.	Total generated BUA for respective scheme (Rehab BUA + Sale BUA)	$6082.4 + 6208.54$ $=12290.95$	1347.25 $+$ 1356.18 $=2703.43$	$112874.60 +$ 176222.09 $=289096.69$	304691.07
17.	Total FSI sanctioned for the scheme (16/5)	2.93	3.32	4.33	4.24
18.	TDR Generated from Scheme (9-16)	$11379.50 -$ 12290.95 $= 911.45$	2038.00 $-$ 2703.43 $=665.43$	0 (since there is no FSI cap)	1576.88
19.	Total Sale BUA proposed for the Scheme	Nil	Nil	111541.35 (for Tower 'A' & 'B' upto 65th Floor as per CC issued)	111541.35
20.	TDR Already Claimed				2293.05
21.	Balance Sale BUA for consumption in future [15 - 19+20]			$183786.81 - 2293.05$ (TDR)-111541.35(cc granted) = 69952.41	69952.41
22.	Nos. of Tenements to be rehabilitated				
	a. Residential	430 Nos	85 Nos	$(2314 + 634)$ 2948 Nos	3463 Nos
	b. Residential cum Commercial	02 Nos	---	$(51 + 12)$ 63 Nos	65 Nos
	c. Commercial	03 Nos	---	$(85 + 57)$ 142 Nos	145 Nos
	d. Existing Amenity	---	---	$(16 + 15)$ 31 Nos	31 Nos
	e. PAP Tenements as per Clause 3.12/C (Provisional)	---	---	588 Nos	588 Nos
	Total	435 Nos	85 Nos	3772 Nos	4292 Nos
23.	Amenity Tenements proposed				
	a. Balwadi	05 Nos	01 No	$(30 + 6)$ 36 Nos	42 Nos
	b. Society Office	05 Nos	01 No	$(30 + 13)$ 43 Nos	49 Nos
	c. Welfare Center	05 Nos	01 No	$(30 + 6)$ 36 Nos	42 Nos
	d. Health Center	N.A.	N.A.	06 Nos	6 Nos
	e. Yuvakendra	N.A.	N.A.	06 Nos	6 Nos
	f. Community Hall	N.A.	N.A.	01 Nos	1 No
	Total	15 Nos	03 Nos	128 Nos	146 Nos

5. That the Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit for newly added Slum Dwellers and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.) to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority and shall also pay Infrastructural Charges at rate of 2% of Ready Reckoner Rate as prevailing on date of issue of this Revised LOI, to the Slum Rehabilitation Authority, for the Built Up Area over & above the normally permissible FSI (excluding Fungible Compensatory Area).

7. That the Developer shall Provide 588 No of Provisional PAPs (Resi - 519; Comm - 68 & R/C - 1) of the Scheme in lieu of Non-Eligible Tenements of





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the Scheme as mentioned in Annexure - II as per the Provision of Clause 3.12/C of Regulation 33 (10) of DCPR 2034.

The Provisional PAP tenements will be handed over to the Non-Eligible Tenants of the Scheme after receipt of the Eligibility from the Concern Department/Authority and no Third party Rights shall be created for the said Tenements, also after obtaining the Final Eligibility in the Scheme, the balance Provisional PAP Tenements (if any) proposed for Non-Eligible Tenants will be handed over to SRA.

8. The amenity tenements i.e. Balwadi as mentioned in Parameter table Sr. No. 23 of Condition No. 4 shall be handed over to Women and Child Welfare Department, Government of Maharashtra as per the directives given by the additional Chief Secretary, Women & Child Welfare Department, Government of Maharashtra, in meeting held on 18.10.2011 as per Circular No. 129 and rest of the Amenities as mentioned in Sr. No. 23 of Condition No. 4 including separate structure of Community Hall above shall be handed over to the slum dwellers society to use for the specific purpose only, within the 30 days from the date of issue of OCC of Rehab/Composite Building. Handing over/ Taking Over receipt shall be submitted to SRA.

The Consent/Letter from the Society will be insisted for agreeing to the same before issue of Plinth CC to Community Hall Building.

Society/Developer shall indemnify SRA & Its Staff that, they will not misuse the Community Hall proposed in Scheme as separate Structure in future. The said Indemnity shall be submitted before approval of Amended Plans to Rehab Building No. 15.

19. That, you shall submit the Remarks from Ch.E.(SWD) (Planning Cell) regarding the Shifting & Covering of Existing Nalla below the 22.80 Mts wide Realigned D. P. Road before Re-endorsement of CC to Rehab Building No. 16 of the Scheme and to submit the Phase Program along with bar chart for development work of diverting and constructing the Drainage Channel below the realignment of 22.80 Mts Road along with this realigned 22.80 Mt wide Road & R.G. falling within the Scheme boundary (for newly added area) before Re-endorsement of CC to Rehab Building No. 16. The Development of the Nalla and Road over the Nalla, R.G. as per the Remarks & Specification of MCGM shall be developed by the developer at their own cost and the same shall be handed over to MCGM/Appropriate authority before OCC to the Rehab Building No. 16.

24. That the NOC from CFO department for the buildings/Open Spaces/Parking System etc. in the S. R. Scheme, shall be submitted before issue of Further CC to respective building.

25. That you shall submit the NOC from E.E. (T & C) or as per the provisions of EODB Circular NO. 177/187 for proposed Mechanized Parking System/Parking Tower and Maneuvering point of view before issue of

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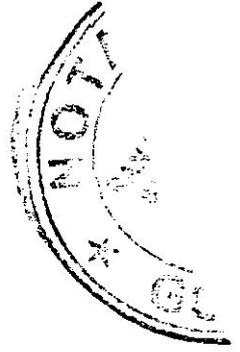
Further CC to Rehab Building No. 16 and by insisting tri-partite agreement for maintenance of parking Tower/puzzle parking system on the lines of maintenance of electro-mechanical installation as insisted in high rise building before OCC of rehab building no.16.

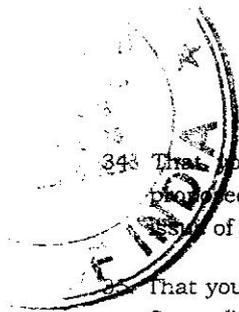
27. That NOC/Remarks from EE (M & E) or as per the provisions of EODB Circular NO. 177/187, for proposed Artificial Ventilation Shafts, in Rehab Building and for Puzzle/Stack/Mechanical Parking System/Parking Tower shall be submitted before Further CC to the building no.16 & That, you shall maintain the Parking System for the period of 10 Years from the date of the OC to the Building No. 16 and you shall incorporate the said clause in Tripartite agreement to be submitted for Maintenance of the Mechanical services. The RUT from the developer mentioning the above requirements shall be insisted before issue of Amended Plans to the Rehab Building No. 15 and completion to that effect before OC to respective Rehab Building.

Additional Conditions are as follows:

30. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/ Developer/ Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/ Society/ Developer/ Architect are liable for action under provisions of Section 101, 102 of Indian Evidence Act 1872.
31. That you shall submit Revised NOC for Environmental Clearance for the project as per MOE & F, New Delhi's Notification issued under No. S.O.1533 dated 14/09/2006, under sub rule (3) of rule 5 Environment (Protection) Rules 1986, as directed by NGT on 03/12/2018 under orders No. O.A. No. 1017/2018 before commencing the construction beyond Sanctioned Construction area as per last issued NOC under No. SEAC - 2013/CR - 135(I)/C - 1 dated 28/01/2016, submitted to this office.
32. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to Composite building as mentioned below :-
- Plot area above 4000 sq.mt. → 60 months.
In case of failure to complete the project within stipulated time period the extension is obtained from the CEO/SRA with valid reasons.
33. That the rain water harvesting system should be installed/ provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001 / 2133/ CR-230/ 01/ UD-11 DTD. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

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

34. That you shall submit the NOC from Commissioner of Police for the proposed Religious Structure as per Regulation 18 (f) of DSR 1974, affecting Plinth CC to the structure proposed for Religious activity.

That you shall hand over 35% Reservation Open Space (ROS 1.5 i.e. Play Ground) proposed at One Location and admeasuring to 2964.57 Sq.Mts (min), to MCGM before issue of CC to the last 25% Built up Area of the Sale Component. The P. R. Card with area mentioned in the Name of MCGM shall also be submitted before Full OC to the Sale Component.

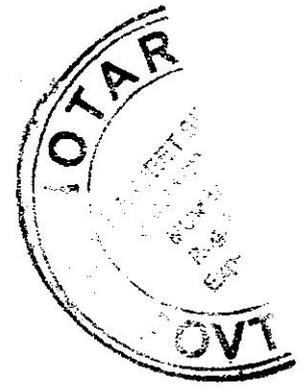
36. That you shall hand over D. P. Road/Proposed R. L. Affecting the Scheme Plot, before issue of CC to the last 25% Built up Area of the Sale Component. The P. R. Card with area mentioned in the Name of MCGM shall also be submitted before Full OC to the Sale Component.

37. That being the High Rise Rehab Building you shall comply the following Conditions:

- a. Appointment of Project Management Consultants (PMC) with prior approval of Dy.Ch.E. (SRA) / Executive Eng. (SRA) for the implementation / Supervision/ Completion of the S.R. Scheme.
- b. That the PMC appointed for the Scheme shall submit quarterly progress report to the Slum Rehabilitation Authority after the issue of Letter of Intent.
- c. Appointment third party quality auditor with prior approval of Dy. Ch. Eng. (SRA) /Executive Engineer (SRA) for quality audit of building work at various stages.
- d. For submission of Registered Tri-Partite Agreement among Developer, Slum Societies & Lift Supplying Co. /Firm for comprehensive maintenance of the Electro Mechanical systems such as pumps, lifts etc. and for obtaining renewal/clearance certificate from Competent Authorities as rules for a period of 10 years from the date of issue of occupation certificate to the Rehabilitation/Composite building as per circular No. SRA/ENG/2364 of 29/05/2008.
- e. Installation of the fire-fighting systems as per requirement of CFO and execution of tri-partite agreement for comprehensive maintenance for the period of 10 years.
- f. Vetting of another structural engineer to re view the structural design of the building in the scheme.
- g. As per the policy, the developer has to maintain the high rise Rehab Building from the date of occupation of Rehab bldg. The registered undertaking from the developer will be insisted to

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

maintain the High Rise Rehab Bldg. for a period of 3 years from the date of occupation of the said buildings.

The registered undertaking to that effect will be submitted before approval of Amended Plans to Rehab Building No. 15.

38. That the defect liability for Rehab buildings i.e. repairing and re-occupation will be for period of 3 years from the date of occupation of the respective building.
39. That you shall get the Plot Boundary demarcated for the S. R. Scheme and submit the Plan along with the Plot Area certification for the Scheme Boundary, due to changes in plot area before issue of any approval to Sale Building in future. Upon certification of the area, if there is difference in Area considered under this LOI, then the revision in LOI and its parameters shall be obtained.
40. That you shall obtain the approval for Revised Layout of the Scheme, before granting OCC to last Rehab Building / before issue of any approval to the Sale Building in future in the layout whichever is earliest.
41. That the Signature of the Commercial tenements of the Scheme on Plans shall be submitted before issue of Further CC to the respective Rehab Building, for confirmation of location of Commercial T/s.
42. That you shall submit the RUT mentioning that, you shall maintain the Parking System proposed in form of Parking Tower for the Rehab Tenements, for the period of 10 Years from the date of the OCC to the Rehab Building and you shall incorporate the said clause in Tripartite agreement to be submitted for Maintenance of the Mechanical services, being the Parking Spaces for Rehab units are proposed in the Parking Tower, before issue of CC to the Sale Wings of Composite Building.
43. That you shall submit the letter from the Society for the proposed integrated parking in parking tower, before granting FCC to Rehab Building No. 16.
44. That the conditions mentioned in circular dated 28/08/2019 issued by Govt. of Maharashtra relevant to Amendment in Sec. 15A of Slum Act 1971, shall be complied with.
45. That you shall submit the application for approval of Amended plans of existing ongoing Sale Building of the Scheme as per the CEO (SRA)'s approval granted while issuing Further CC to Tower 'B' on 21/08/2019 and get it approved before requesting the OC to any part of the Sale Building.
46. That the work shall not carried out between 10.00 PM to 6.00 AM only in accordance with rule 5A (3) of noise pollution (regulation & Control) Rules 2000 & the provision of notification issued by Ministry of Environment & Forest Department.

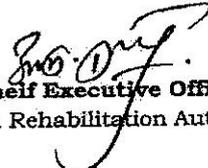
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SRA/ENG/219/GS/ML&PL/LOI

47. That you shall submit undertaking stating therein that, adequate safety measure shall be taken during entire construction activity as per the recommendations of registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with developer.
48. That you shall abide with all the proceedings/orders of court of Law or any judicial/cozy judicial forums arising out of S. R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.
49. No additional sale component apart from sanctioned already by Ex.CEO will be permitted unless submission of scrutiny sheet from Dy. Collector (SRA) is submitted.
50. That you shall restrict the height of buildings as per Civil Aviation NOC.

If applicant Society/Developer/Architect are agreeable to all these above conditions, then you may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034, in the office of the Slum Rehabilitation Authority.

Yours Faithfully,

for 
 Chief Executive Officer
 Slum Rehabilitation Authority

(Hon' CEO(SRA) has approval the Draft LOI)

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Slum Rehabilitation Authority, Mumbai 400 21241

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

Date:

26 OCT 2020

To
M/s. Skylark Buildcon Pvt. Ltd.
And Vrunda Enterprises (Jointly),
54-B, 402, Sagar Avenue, 5th Floor,
Jn. Of S. V. Road & Lalubhai Park Road,
Andheri (W), Mumbai-400058.

Sub : Grant of Revised LOI for Proposed S. R. Scheme of Sai Sunder Nagar CHS Ltd. & Others 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 & 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 Gawade CHS Ltd. on plot bearing C. S. No. 912 & C. S. No. 286 (pt.) with proposed S. R. Scheme of Mubadeveli Prabhadevi CHS (Prop.) & 7 others on plot bearing C. S. No. 911 & 2A/911 of Lower Parel Division, in G/S Ward.

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

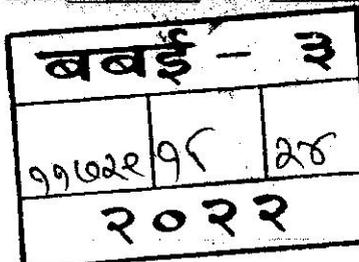
Sir,

With reference to your above implementation S. R. Scheme proposal, you are hereby requested to pay the premium as per directives from Government of Maharashtra Notification under no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 and final order dated 28/06/2012 and as per payment schedule mentioned in Government Resolution under No. झोपुयो-२००८/प्र.क्र.२३६/२०१७/झोपुप्र-१ दि. २२.०९.२०२०

1	Land rate considered for the scheme as per the O.N. for Avg. Ready Reckoner Rates in the Scheme situated on difference zones as per SDRR	:	Rs. 1,60,445/-

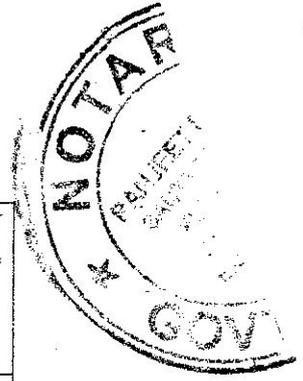
Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai-400051

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





2	Additional plot area for recovering the Land Premium as per Govt. Notification at this stage	:	66748.16-65313.01 (As per earlier LOI dtd. 17.03.2017) = 1435.15 sq.mt.
3	Total payable amount 25% in terms of Rate mentioned in Sr. No. (01) above (Rs. 1,60,445/- x 1435.15 x 25%)	:	Rs. 5,75,65,660.44 Say Rs. 5,75,65,700/-
4	1 st installment 10% of Sr. No. (01) above before issue of LOI	:	Rs. 57,56,570/-
5	2 nd installment of 10% of Sr. No. (03) above before issue of C.C. to sale building/wing	:	Rs. 57,56,570/-
6	3 rd installment of 80% of Sr. No. (03) above before O.C. to sale building/wings in the S. R. Scheme under reference.	:	Rs. 4,60,52,560/-



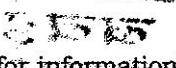
This is to inform you that in case society / developer fails to obtain IOA and CC within the stipulated validity period and payments are not made as per above schedule, penal Compound Interest on the amount payable will be recovered as per SRA Policy. The payment will be accepted in the form of Demand Draft or Pay Orders only.

You are hereby instructed to pay the 1st installment of Rs. 57,56,570/- immediately thereafter the LOI will be issued which may please to

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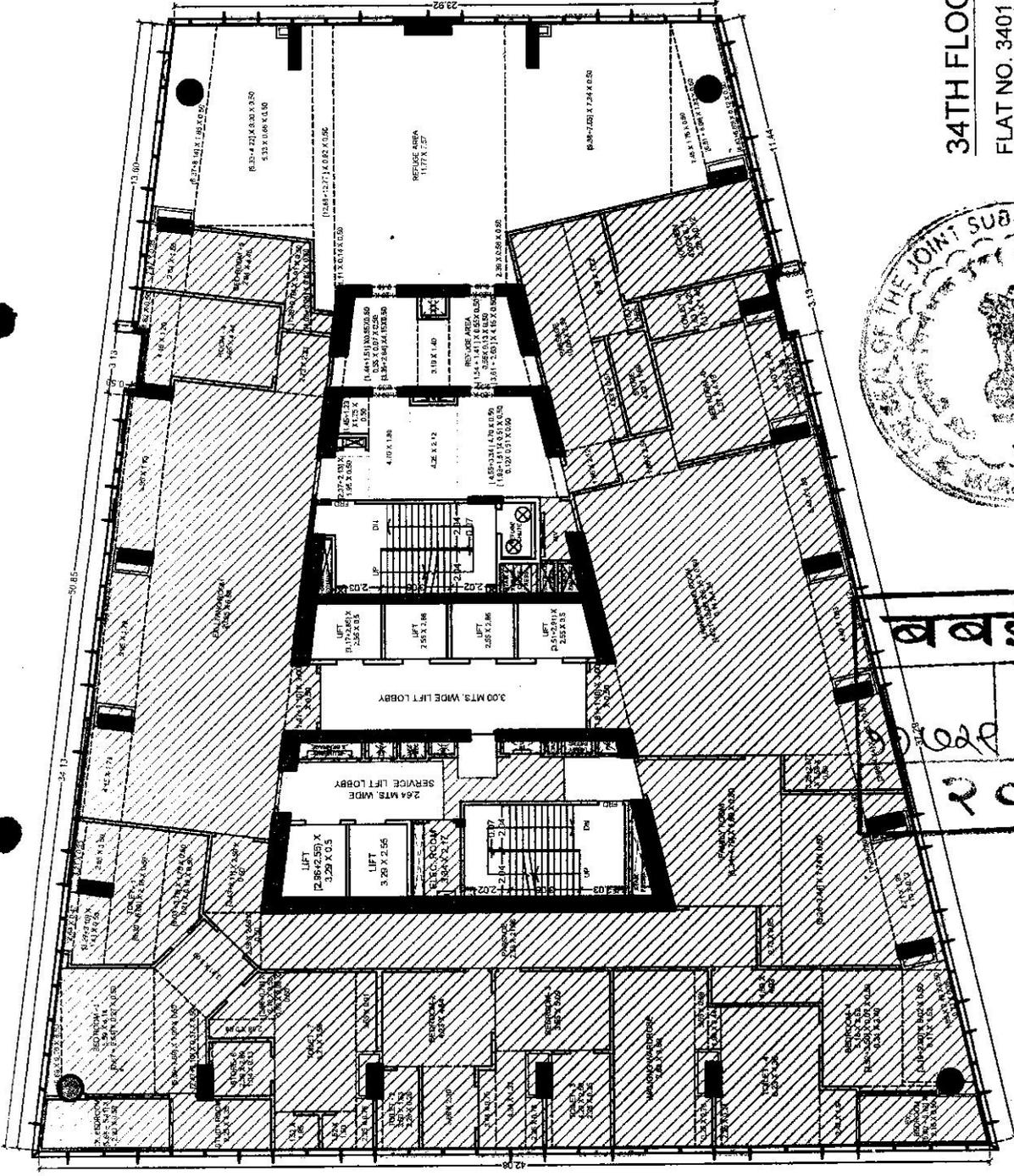
Copy to:

1. Architect:
Shri. S. Neve of M/s. Weymore + Consultant Pvt. Ltd.
302, Omkareshwar, Behind Kandarpada Talav,
Link Road, Dahisar (W), Mumbai-400068.

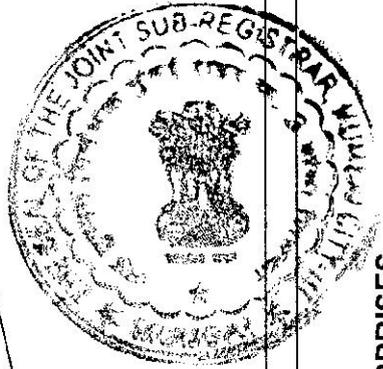
2. F. C. (SRA) 
Submitted for information please.

Yours faithfully,

Executive Engineer-G/S
Slum Rehabilitation Authority



34TH FLOOR PLAN OF TOWER 'A'
 FLAT NO. 3401 BUILT UP AREA = 1101.56 SQ.MTS.



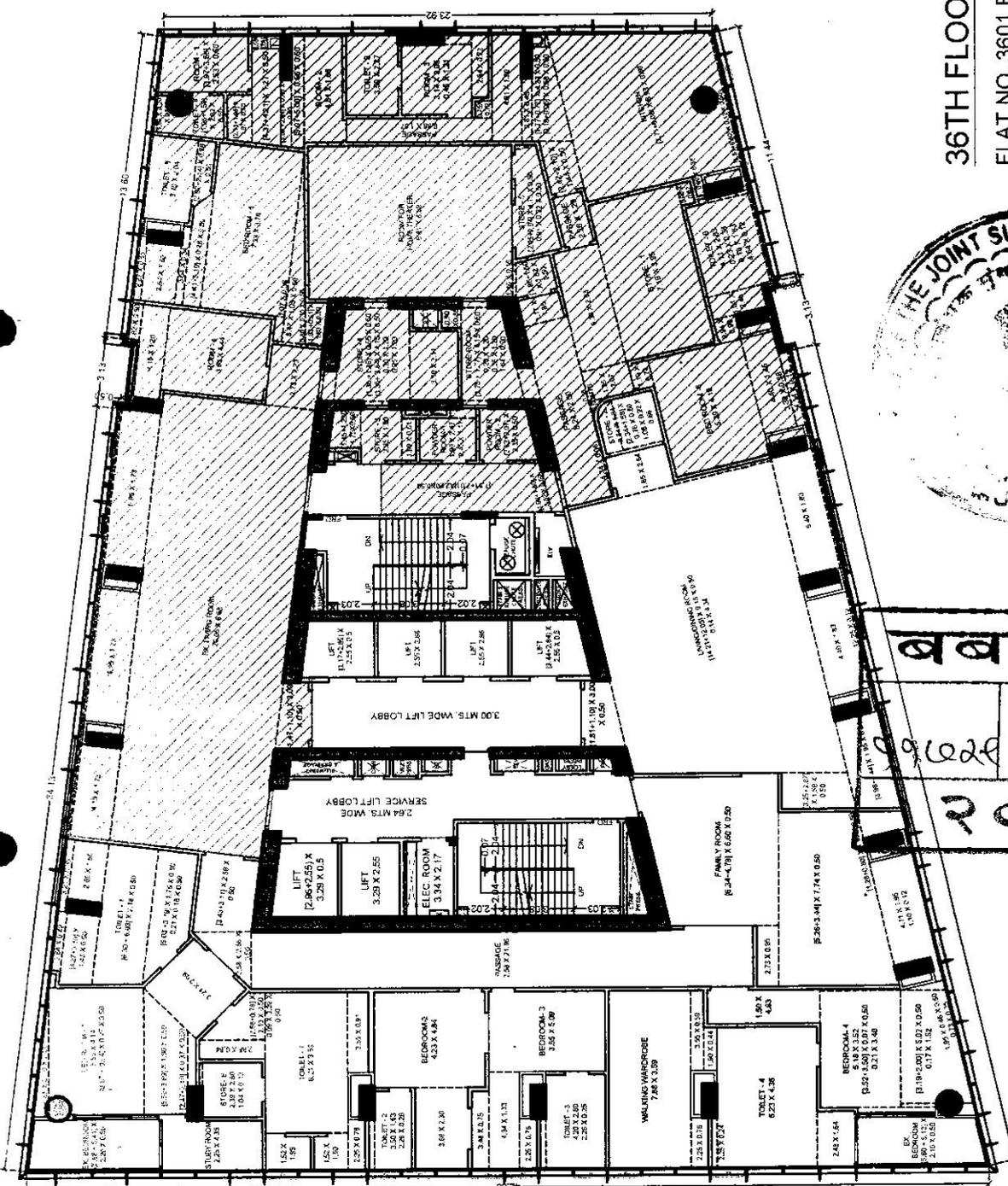
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 2022
 2022

NAME OF ARCHITECT.

SANJAY NEVE & ASSOCIATES ARCHITECTS
 302, COMKARRESHWAR, LINKING ROAD,
 DAKSHIN (WEST), MUMBAI 400 068
 PHONE : 28803646, 4821025966
 EMAIL : arch.neve@gmail.com

NAME AND SIGNATURE OF DEVELOPER

M/S SKY LARK BUILDCON PVT.LTD. JOINTLY WITH M/S VRINDA ENTERPRISES



36TH FLOOR PLAN OF TOWER 'A'

FLAT NO. 3601 BUILT UP AREA = 669.44 SQ.MTS.



Handwritten text in a box: '29/02/2022' and '27/02/2022'. There is also a signature in Devanagari script.

NAME OF ARCHITECT.

NAME AND SIGNATURE OF DEVELOPER

SANJAY NEVE & ASSOCIATES ARCHITECTS
 302, COMKAR BESHVAR, LINKING ROAD,
 DAULSAR (WEST), MUMBAI 400 068
 PHONE - 26903656- 9821025986
 EMAIL - arch.neve@gmail.com

M/S SKY LARK BUILDCON PVT.LTD. JOINTLY WITH M/S VRUDA ENTERPRISES

आयकर विभाग
INCOME TAX DEPARTMENT
DINESH MOHAN NAIK
MOHAN CHINCHA NAIK
27/06/1963
PAN Card Number
A CAPN2393M
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
SKY BANKING PRIVATE LIMITED
Signature

भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61106/05280
To,
रिनेश मोहन नाईक
Dinesh Mohan Naik
Room No.3, Talukdar Chawl,
Sai Bab Road,
Jawahar Nagar, Khar East
Bandra (East)
Mumbai (East) Mumbai
Maharashtra 400051
9930557757

Ref: 251 / 20A / 492458 / 493683 / P



SH100218458DF

आपला आधार क्रमांक / Your Aadhaar No. :
5120 3971 3682

आधार - सामान्य मागसाचा अधिकार

भारत सरकार
रिनेश मोहन नाईक
Dinesh Mohan Naik
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male
5120 3971 3682

आधार - सामान्य मागसाचा अधिकार



बबई - ३		
११७२२	२२	२४
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
YOGESH G. KOPE
GANGARAM RAMCHANDRA KHOPRE
07/05/1963
PAN Card Number
BXFP16545P
Signature

भारत निवडणूक आयोग
ऑलखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
XWC1042798

मतदाराचे नांव : उमेश चंदुभाई शाह
Elector's Name : UMESH CHANDUBHAI Shah
वडीलांचे नांव : चंदुभाई शाह
Father's Name : Chandubhai Shah
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : XX/XX/1975

450/11729

मंगळवार, 28 जून 2022 3:10 म.नं.

दस्त्यावरील भाग-1

वर्ग 3

23/28

दस्त क्रमांक: 11729/2022

दस्त क्रमांक: वर्ग 3 /11729/2022

वाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेली मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी अमल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. वर्ग 3 यांचे कार्यालयात

अ. क्र. 11729 वर दि.28-06-2022

रोजी 3:03 म.नं. वा. हजर केला.

पावती:12619

पावती दिनांक: 28/06/2022

सादरकरणाराचे नाव: मेसर्स स्कायलार्क बिल्डकॉन प्रा लि चे अधोगर्ज
सिग्नेटरी दिनेश एम नाईक

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

दस्त हजर करण्याच्याची मही:

एवढा 1480.00

मह. दु. नि. निवेदक, वर्ग 3

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिज्ञापत्र

शिक्रा क्र. 1 28 / 06 / 2022 03 : 03 : 31 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 28 / 06 / 2022 03 : 04 : 56 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, सोबत जोडलेल्या कागदांशी सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी फक्त निष्पादक व कमुलीधारक हे संपूर्णपणे जबाबदार राहतील.

सिद्ध वेळार:

सिद्ध वेळार:



28/06/2022 3 29:57 PM

दस्त क्रमांक :बबई3 /11729/2022

दस्ताचा प्रकार :-प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मॅमर्स स्कायलार्क बिल्डकॉन प्रा लि चे ओथोराईज सिग्रेटरी दिनेश एम नाईक पत्ता:प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: सागर एव्हन्यू, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: एम व्ही रोड लल्लुभाई पार्क रोड जंक्शन, महाराष्ट्र, मुम्बई. पॅन नंबर:AAOCS9597F	लिहून देणार वय :-59 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:28 / 06 / 2022 03 : 23 : 13 PM

ओळख:-

खालील इगम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:योगेश खोपे वय:36 पत्ता:110 इंद्रपुरी मोडावाला लेन बोरीवली पश्चिम मुंबई पिन कोड:400092		
2	नाव:प्रफुल माळवी वय:35 पत्ता:110 इंद्रपुरी मोडावाला लेन बोरीवली पश्चिम मुंबई पिन कोड:400092		

प्रमाणित करणेत घेते की दस्तामध्ये
एकूण.....२४.....पाने आहेत पुस्तक
क्रमांक-१, मध्ये बबई-३/११७२/२०२२
नोंदला. २९/०६/२०२२
दिनांक

शिक्रा क्र.4 ची वेळ:28 / 06 / 2022 03 : 24 : 22 PM

शिक्रा क्र.5 ची वेळ:28 / 06 / 2022 03 : 24 : 28 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक,
मुंबई शहर क्र.-३

सह. दुय्यम निबंधक, मुंबई शहर-३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Skylark Buildcon Pvt Ltd	eChallan	1000050202203280059	MH00408993202223P	500.00	SD	0002088996202223	28/06/2022
2		DHC			480	RF	2806202202444D	28/06/2022
3	Skylark Buildcon Pvt Ltd	eChallan		MH00408993202223P	1000	RF	0002088996202223	28/06/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

11729 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

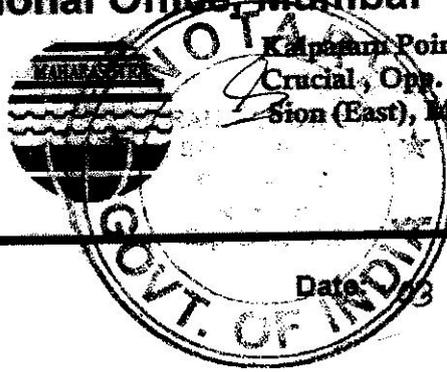
MAHARASHTRA POLLUTION CONTROL BOARD**Regional Office, Mumbai**

Phone: (022) - 24016239

Fax.: - (022) - 24015269

E-mail: romumbai@mpcb.gov.in

Website: - http://mpcb.gov.in

Kalpana Point, 1st Floor, Sion
Crucial, Opp. Cineplanet Cinema,
Sion (East), Mumbai -400 022.

No: MPCB/ROM/TB- 1368

Date: 03/06/2022

To,
Executive Engineer,
Slum Rehabilitation Authority,
Anant Kanekar Marg, Bandra (E),
Mumbai- 400051.

**Sub:- Compliance of order dated - 22/02/2022 issued by Hon'ble NGT in
the matter of O.A 05/2021 (Santosh Patil & ANR Vs MS SEIAA & ors.)**

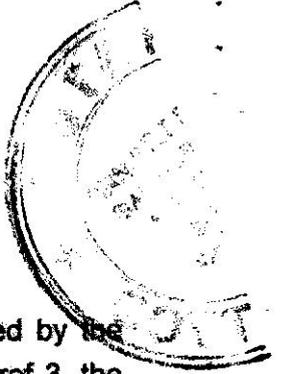
- Ref- 1. Hon'ble NGT Order dated 22/02/2022 in OA. 05/2021.
2. Meeting scheduled in your office dated- 15/03/2022.
3. Information submitted to this office 25/05/2022.

Sir,

With reference to above subject 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.

The joint committee constituted as per Hon'ble NGT order dated 4/6/2021, visited the site on 22/01/2021 & observed that the Project Proponent has obtained Environment Clearance vide 2009, 2012 and 2015 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. Also, it was observed during the Joint Committee inspection that the Project Proponent has not yet provided 500 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 500 nos. of parking for the rehab building.

:2:



As per the Environment Clearance condition and as per the reply submitted by the project proponent through slum Rehabilitation Authority to MPCB vide letter under ref 3, the project proponent has confirmed on affidavit & submitted the approved amended plan for the provision of 502 nos. of parking facility to the rehab buildings. 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. The six-monthly compliance report shall be submitted by project proponent to Slum Rehabilitation Authority & to the Hon'ble NGT appointed committee.

The proposed parking facility plan is as below-

Tower No.	Comprising parking levels in meters	Height of tower	Nos of car parking	The schedule of completion.
1	Gr. +30	70	240	Before asking occupation to the rehab building No.15 or 16 or within three years whichever is earlier
2	Gr. +15	38.30	90	Before asking occupation to the rehab building No.15 or 16 or within three years whichever is earlier
3	Gr. +22 (pt)	52.20	172	Before asking occupation certificate to the rehab tenements building in the amalgamated plot or within two years whichever is earlier.

In this respect being a planning authority, you are requested to take necessary follow-up for completion of 502 numbers of parking spaces as per approved amended plan & time bound program submitted by Project proponent.

Yours faithfully,

(Sanjay Bhosale)

Regional Officer, Mumbai.

Copy submitted to

1. Pankaj Joshi, Member SEIAA, Maharashtra.
2. P & L division, MPCB, Mumbai.
3. Sub Regional Officer, MPCB, Mumbai -1- He is directed to take necessary follow up.

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, & Lallubhai 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,

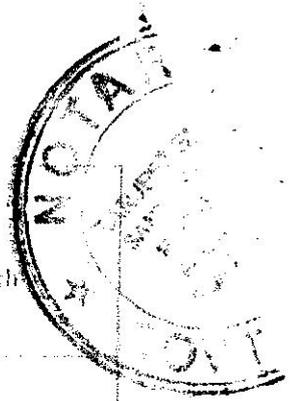
This has reference to your communication on the above mentioned subject.

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 pos. 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 -



Estimated cost of the project	: Sq. mt. 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"> • Freshly 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 • 1 No. 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

V. S. S. S.

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.

Environmental
Management plan

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).

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.

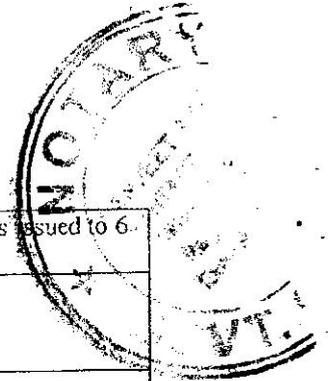
Sir,

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 SELAA. 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.

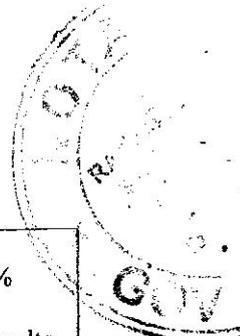
Brief Information of the project submitted by you is as-

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 Baikrishna 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



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 – <u>Tower B</u> (Residential) = 3 basement+LG+UG+4 podiums to 89 floors. Total flats = 260 <u>Tower A</u> (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 – <u>Tower B</u> (Residential) Total flats = 260 <u>Tower A</u> (Hotel+Residential) with 250 hotel rooms & 56 flats
Number of expected residents/users	Rehab – 23173 No's Sale – 2580 No's
Tenant density per hector	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

UGI 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>R.G. 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>



	<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 <u>three years.</u> 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																										
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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	



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

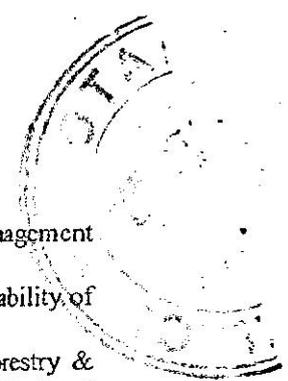
	(m ³ /day)		Total = 3744	Rehab & Sale building
9.	Sewage generation (m ³ /day)	1,643.00 (Rehab = 1376 & Sale = 276)	Rehab = 2800 Sale buildings = 593 Total = 3393	No. of flats increased in Rehab & Sale building
10.	Solid waste (Kg/day)	6,869.00	Rehab = 11583 Sale = 1615 Total = 13198	

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:-

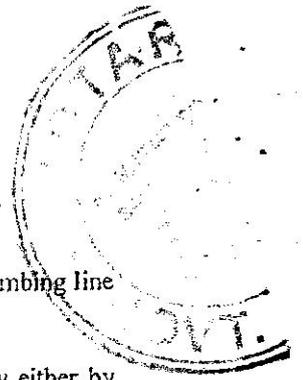
- (i) This environmental clearance is issued subject to land-use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, 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.

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- (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.

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- (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.



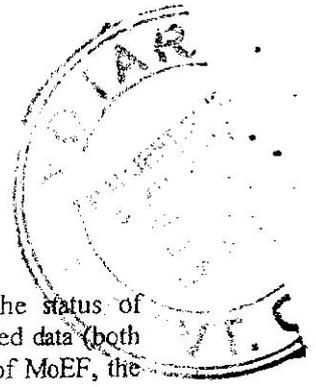
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) 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.
- (xxxi) 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.
- (xxxii) 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.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.



- (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.

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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)